Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk

Flat 1, 14 Higher Tower Road, Newquay, Cornwall TR7 1QL



ALLOCATED PARKING SPACE | GREAT INVESTMENT BUY | Modern one bedroom ground floor flat with parking, close to Newquay town centre and within walking distance of Fistral beach presented in fantastic condition throughout.

- Modern well run apartment block close to town centre
- Allocated off-street parking to the rear of the building
- Double bedroom with space for a desk and wardrobes
- New boiler and modern double glazing throughout
- Small private use front garden at the front
- Available immediately with No Onward Chain

Price £125,000 Leasehold/Share of Freehold

Higher Tower Road enjoys a central location in Newquay, positioned almost midway between Fistral Beach and the town centre. In recent years, Newquay has seen a surge of independent cafés, coffee shops and bars which are all within a short walk from the apartment.

The apartment is located in a very well maintained block and has a proven record of long term rental as well as more recently being a lovely home.

From the rear parking, a walk around the neighbouring building brings you to the front entrance door to the ground floor apartment. A tidy entrance shared with the neighbouring apartment provides access to the lounge/kitchen/diner. A large bay window to the front provides lots of natural light. The Kitchen has been recently installed and adds a nice modern touch to the apartment. To the rear is the bedroom with shower en-suite and the recently installed gas combination boiler for the hot water and central heating throughout.

TENURE
Leasehold - Share of Freehold. The Freehold is split between the 5 apartments.
999 year lease commencing in 2006. Service charge £500 inclusive of ground rent and buildings insurance.
Pets are permitted.
Holiday letting is not permitted within the block.

SERVICES
All Mains

COUNCIL TAX
Band A

DISCLAIMER
In accordance with the Digital Markets, Competition and Consumers Act 2024, we have taken reasonable steps to ensure that all material information is included but these particulars are intended only to give a fair description of the property to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Start & Co nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Nothing in these particulars shall be deemed to be a representation under the Misrepresentation Act 1967, and neither the agents nor the seller accept responsibility for any error, omission, or misstatement. We have not tested any fixtures, fittings, services or appliances and cannot verify their condition. All measurements quoted are approximate and for guidance only. Items shown in photographs are not included unless specifically mentioned in the sales particulars. Please consult your appointed conveyancing solicitor to verify property title and tenure. The property is offered subject to contract and availability. All buyers must complete legally required AML checks via a third-party firm (HIPLA) at a cost of £10 plus VAT (£12) before a sales memorandum can be issued. WE DO NOT TAKE REFERRAL FEES FOR SOLICITOR/BROKER INTRODUCTIONS AND WE DO NOT GET A FEE FROM THE AML PROVIDER























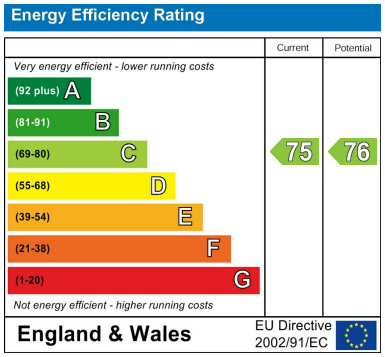



Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk