



Flat 4, St. Pirans Road, Newquay, TR7 1JY

david ball
Agencies

A well presented one bedroom ground floor apartment offering light and comfortable accommodation throughout. Comprising a spacious living room, fitted kitchen and modern shower room, the property further benefits from uPVC double glazing, gas fired central heating and the convenience of an allocated parking space. An ideal first time purchase, investment opportunity.

£120,000 Leasehold

Key Features

- Chain Free
- Living Room
- Allocated Parking
- Gas Central Heating
- Ground Floor Apartment
- Kitchen
- Fantastic Town Location
- UPVC Double Glazing





The Property

This fantastically positioned one bedroom ground floor apartment is just a short, gentle stroll from Newquay town center. Throughout, the home boasts a bright living room, spacious kitchen, and a shower/cloakroom. Thoughtfully equipped with gas central heating and uPVC double glazing, the property also benefits from its own allocated parking space. A viewing is highly recommended to fully appreciate this charming property. Chain Free.

Kitchen: 3.5m x 2.7m

The kitchen features an inset stainless steel sink with a handy drainer and a uPVC double glazed window that floods the space with natural light. There is a dedicated space for a freestanding cooker, complete with an extractor hood already fitted above as well as ample room for a full height fridge freezer. Warmed by a central heating radiator, this inviting space serves as a central hub of the home, featuring its own private entrance door and direct access into both the living room and the bedroom.

Living Room: 4.26m x 3.50m

A bright and airy living space centered around a large uPVC double glazed window that ensures a wealth of natural light. boasting a wall mounted radiator.

Bedroom: 3.50m x 2.54m

A well proportioned bedroom featuring a uPVC double glazed window and a wall mounted radiator. The room benefits significantly from a private door opening directly into the adjoining shower/cloakroom.

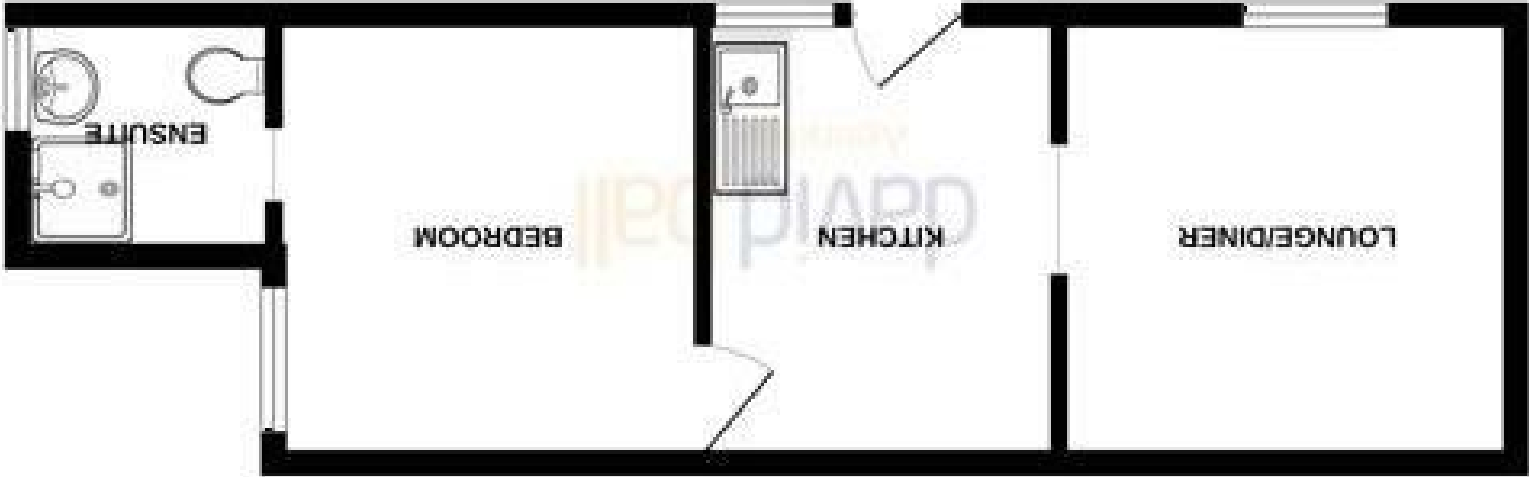
Shower/Cloakroom: 1.8m 1.4m

A modern suite comprising a shower cubicle, a wash hand basin, and a low level flush WC. The room is fitted with a uPVC double glazed window and extractor fan for ventilation.

The Location

Ideal for coastal lifestyle living, the apartment is perfectly placed within easy walking distance of Newquay's spectacular coastline. You can easily spend your days exploring the world famous Fistral Beach, visiting the historic working harbour, or wandering the scenic paths of the River Gannel estuary. A short, gentle stroll takes you right into the vibrant heart of Newquay town center, where you will find an array of independent coffee shops, daily amenities, local eateries and stores.

GROUND FLOOR



Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Current Potential

64 73

A (82 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Current Potential

64 73

A (82 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)

david ball Agencies

01637 850850

www.davidballagencies.co.uk



Connecting People to Property Perfectly

e.sales@dba.estate 34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs or other consents are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximate.