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

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Flat 7, 2-12 Market Place, St. Columb, TR9 6AN

NO ONWARD CHAIN | RECENTLY RENOVATED THROUGHOUT | Immaculately presented loft style 1 bedroom apartment in a popular central Cornwall location, with an open plan lounge/kitchen/diner in a popular Grade 2 listed block which has recently undergone extensive external refurbishment.

- Spacious open plan lounge/kitchen/diner
- Grade ll listed building with a recent £120,000 of external investment
- Great first time buy or rental investment
- Views over some of the Town and neighbouring countryside
- Spacious light apartment in stunning condition throughout
- Central Cornwall location with great travel links

Price £110,000 Leasehold

Market Place is home to this nice block of flats in the heart of St Columb Major town within just a 5 minutes drive of the A30. St Columb Major has a good range of day to day amenities which are within easy walking distance as well as a number of cafes and pubs. The town is very centrally located with Newquay, Truro, Bodmin and St Austell all within a 15 minute drive with the multiple popular beaches just 10 minutes down the road.

This second floor apartment opens up into a spacious hallway providing access to all rooms. Firstly providing access to the spacious bathroom providing a full length bath with shower over with accompanying white suite with a modern polished granite effect panelling to all of the wet areas. Continuing down the hall then provides access to the bedroom with ample room for a large double bed with ample wardrobe storage space and a unique dormer window giving a view out over the churchyard and neighbouring countryside.

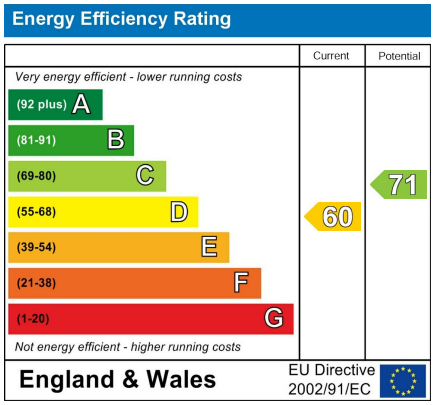
Moving further into the apartment provides access to the spacious lounge/kitchen/diner which is a really light room thanks to the 2 side windows and 2 Velux. The kitchen has a range of floor mounted units with free standing appliances and a solid wood worktop which is extended to offer breakfast bar seating easily big enough for 3/4 people. A corner cupboard provides access to the gas combination boiler which provides the hot water and central heating throughout.

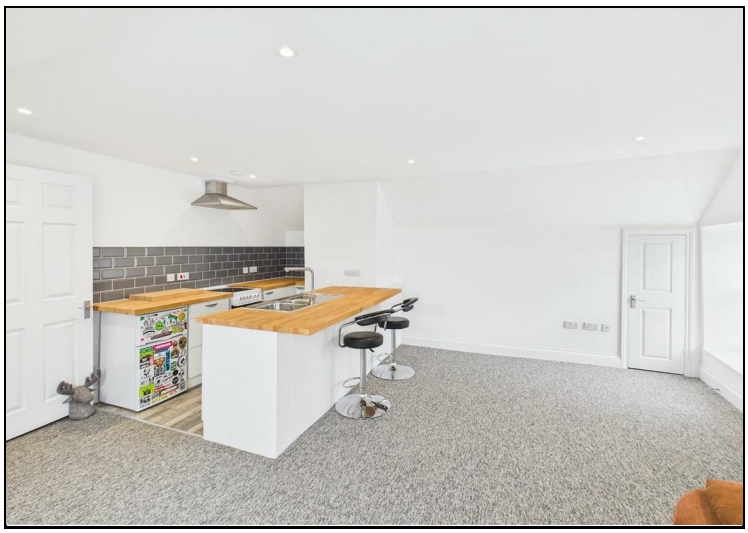
SERVICES
All Mains

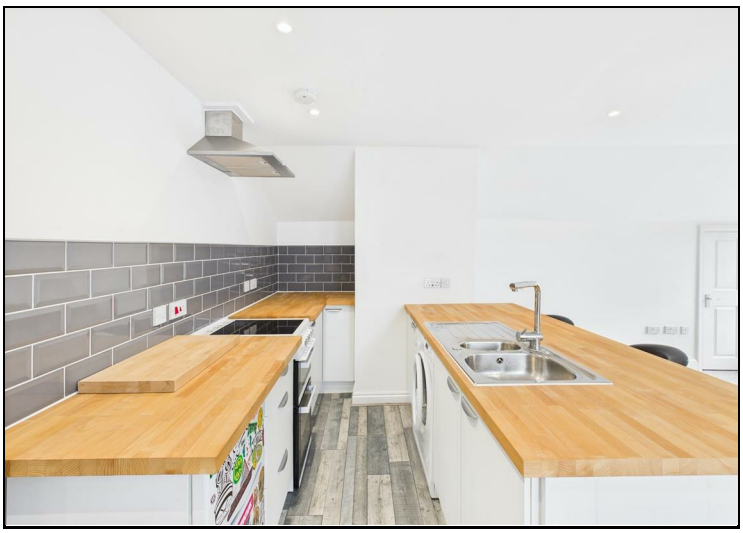
COUNCIL TAX
Band A

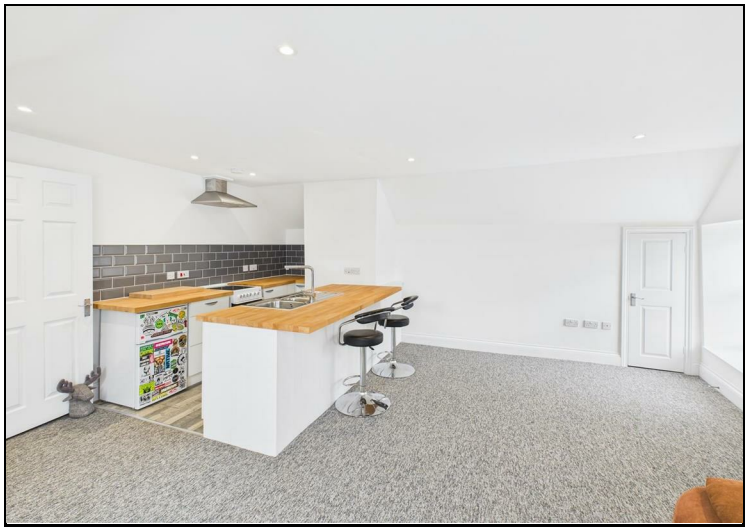
TENURE
Leasehold. The property is held on a 199 year lease from 01/01/2003 with a £100PA ground rent which is reviewed every 25 years. The service charge is set at £1564 PA and is paid quarterly. Residential letting, holiday letting and pets are all permitted at the property.

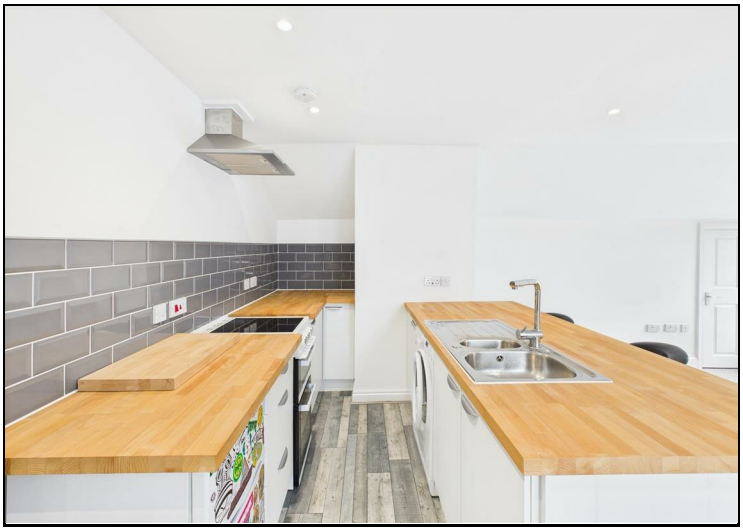
MOBILE & BROADBAND COVERAGE
Superfast: up to 80 Mbs
Mobile Signal: Limited
(Source: OFCOM)

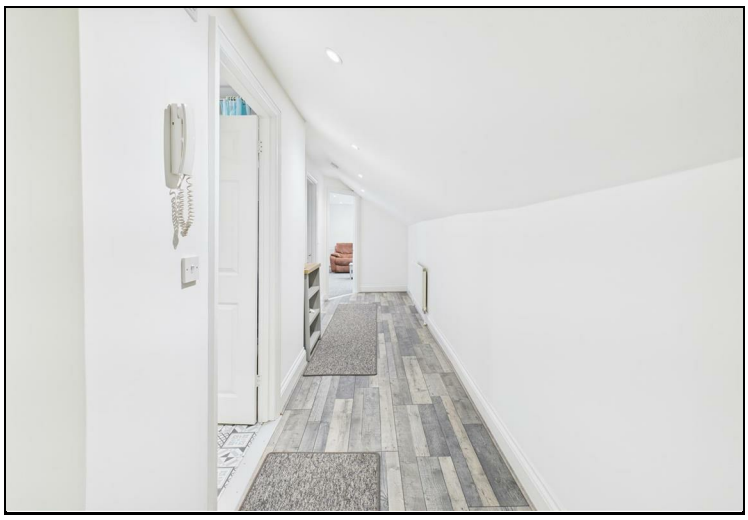


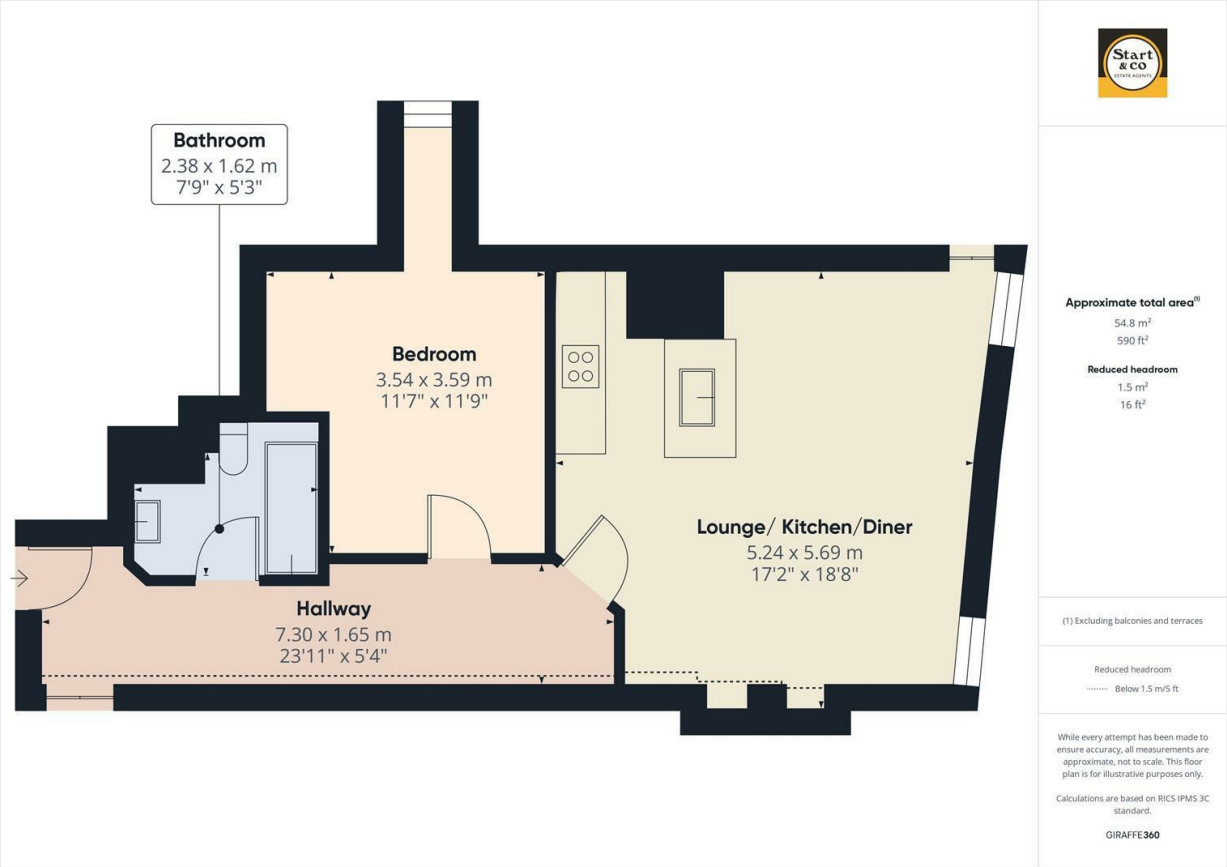












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