Start & co
THE NEWQUAY ESTATE AGENT
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8 Jenkins Court, Michell Avenue, Newquay, Cornwall, TR7 1BT

NO ONWARD CHAIN | TOWN CENTRE LOCATION | 2 double bedroom first floor apartment located in a quiet residential street in the heart of Newquay Town with a covered parking space and some sea views from the lounge.

- Electric heating and uPVC double glazing throughout
- 2 double bedrooms and open plan lounge/kitchen
- Sea views from the lounge
- Covered allocated parking space with additional visitor parking
- Quiet town centre location
- Ready to occupy with potential to modernise

Reduced To £169,950 Leasehold

Jenkins Court is located off a quiet residential road just a 2 minute walk from the centre of Newquay Town. Mainly used by residents only, the street offers an unusually quiet location for such a central position. Newquay Town with its vast selection of independent Cafes, Coffee Shops and Bars, improved transport links via the A30 and Newquay Airport, as well as the flexible modern nature of working, has led to an increased number of families moving to the area to enjoy the natural beauty of the coastline on the doorstep.

From the main street, a small lane provides access to the covered parking space and further to the block entrance at the rear of the building. 2 internal stairwells provide access to the first floor flat.

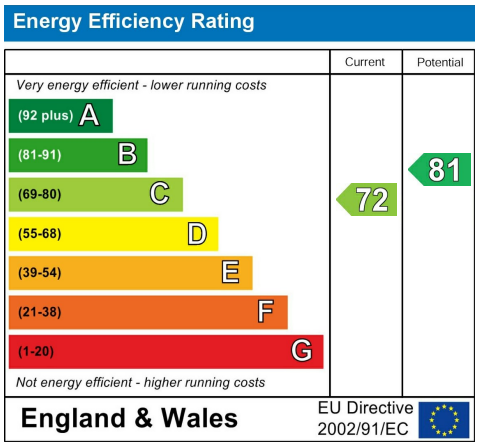
Upon entry, the entrance hallway provides access to all rooms and also houses a large cupboard with the pressurised water cylinder. The open plan lounge/kitchen/diner has a good range of floor and wall mounted gloss fronted units under a wood block effect worktop. The rest of the lounge enjoys views out of a large bay window of Towan Headland with the Atlantic Hotel in the distance. The 2 bedrooms easily accommodate double beds with room for wardrobes. The bathroom is floor to ceiling tiled with a full length bath and shower over, and a vanity unit holding the basin and concealed cistern sink.

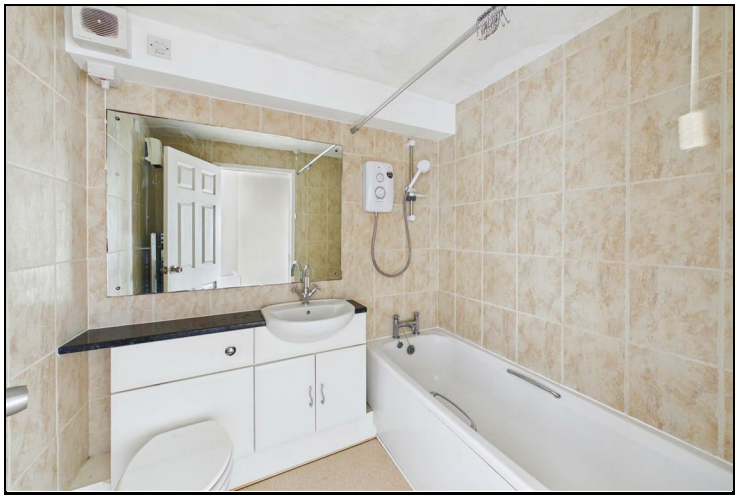
The development benefits from a communal laundry room on the ground floor for use of residents only.

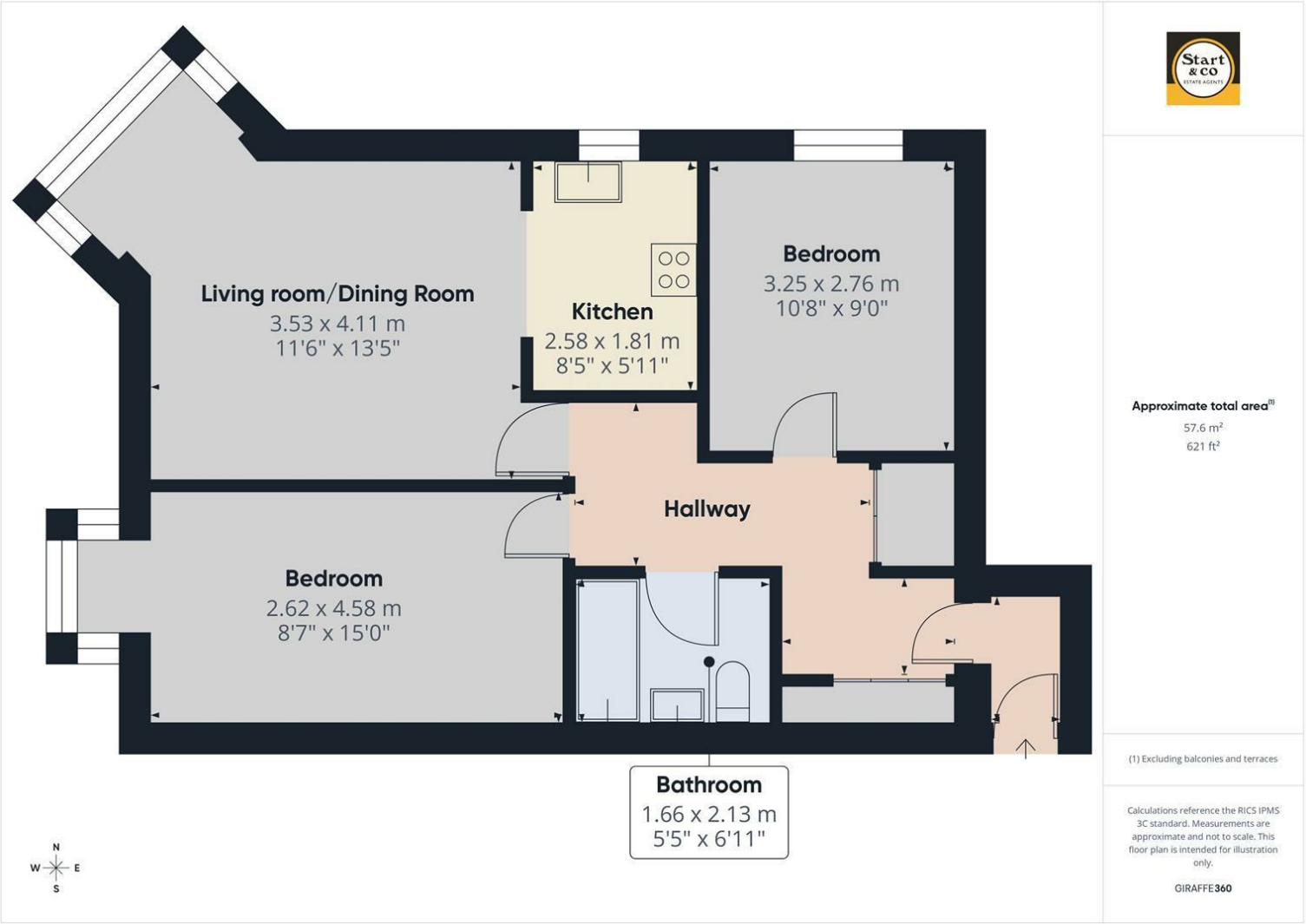
COUNCIL TAX
Band B

SERVICES
Mains water, electric and drainage

TENURE
The property is held on a residual of a 999 year lease from 1989. There is a peppercorn ground rent and service charge of £1514.40 per annum. There is no pet restriction on the block but they are for residential use only with a holiday let restriction covering the building.







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