

## Flat 2, 13 Higher Tower Road, Newquay, TR7 1QL



**PARKING SPACE | IDEAL INVESTMENT BUY | Ground floor one bedroom apartment equidistant to Newquay town centre and Fistral beach with local amenities on the doorstep.**

- Close to Newquay town centre
- Ideal buy to let or first time buy
- 295sq ft
- Ground floor one bedroom flat
- Gas central heating and double glazing
- Private off road parking space to the rear
- Walking distance to beaches, shops and amenities
- Approx rental income of £650 pcm

**Price £120,000 Leasehold**

Tower Road is a very well positioned street in Newquay almost equidistance from Fistral Beach and Newquay Town Centre. Newquay Town has recently had an influx of independent Cafes, Coffee Shops and Bars that has made the town an even more popular holiday destination with a unique multicultural and inclusive feel. This, coupled with improved transport links via the A30 and Newquay Airport has really made it one of the top tourist destinations in Cornwall. As a result, as well as the flexible modern nature of working, has also led to an increased number of families moving to the area to enjoy the natural beauty of the coastline on the doorstep.

The flat is accessed via a communal entrance hallway leading to the private entrance door. The front aspect lounge/kitchen leads through to the rear aspect bedroom which further extends to the bathroom room.

**TENURE**

Leasehold. The property will be offered on a new 999 year lease with an annual service charge of £500 to include block buildings insurance. The freehold of the 4 flats will be passed to the owners upon the sale of the 4th unit.

**PETS**

Pets are permitted in the building.

**LETTING**

Holiday and permanent letting is permitted.

**COUNCIL TAX**

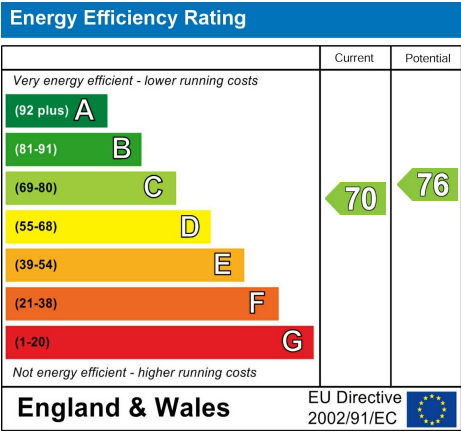
Band A

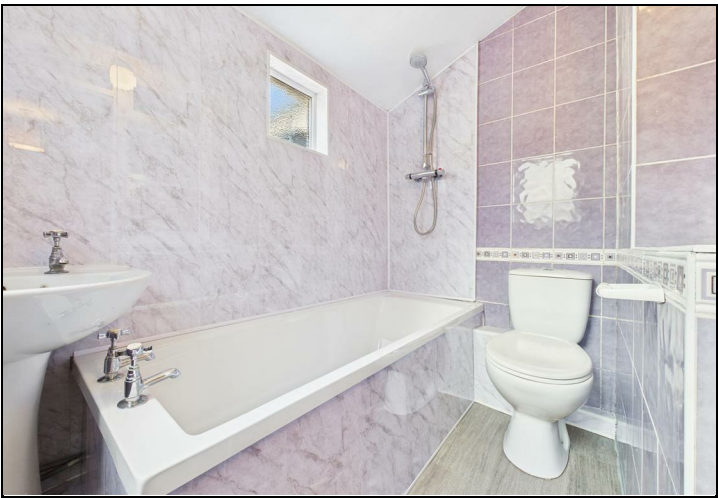
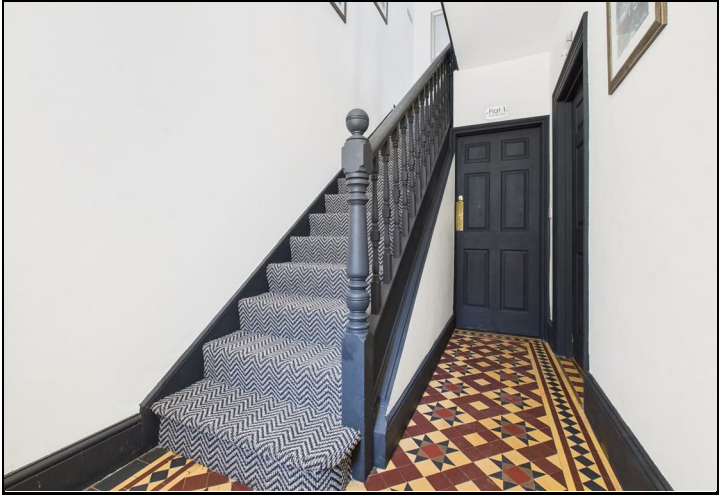
**SERVICES**

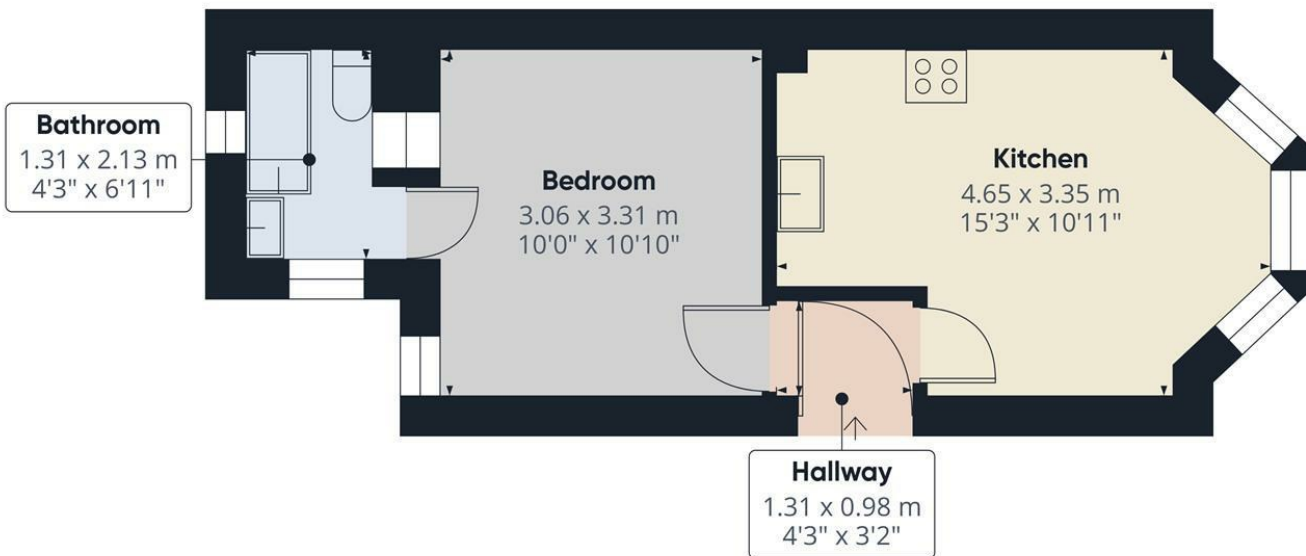
All mains

**BROADBAND AND MOBILE COVERAGE AVAILABILITY**

Fastest available download speed: up to 1000 Mbs  
Mobile coverage: Likely/limited  
(Source: OFCOM)







Approximate total area<sup>(1)</sup>  
27.4 m<sup>2</sup>  
295 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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