

Flat 4, 8 Mayfield Road, Newquay, Cornwall TR7 2DQ



INVESTMENT OPPORTUNITY | VACANT POSSESSION WITH NO ONWARD CHAIN| First floor 1 bedroom apartment 2 minutes walk from Newquay Town Centre. The apartment is in good condition throughout and comes with an allocated parking space.

- Good condition throughout
- Modern uPVC double glazing and electric heating
- Allocated parking space
- Vacant possession with no onward chain
- Ideal buy-to-let or holiday 'bolt hole'
- Potential long term rental of £750pcm

Price £137,000 Leasehold

Mayfield Road is located 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.

uPVC front block entrance door to a small communal vestibule.

Cupboard housing the electric meters for the block and staircase ascending to the first floor.

Private flat door entrance into the:

HALLWAY

Access to the:

BEDROOM

10'7 x 6'11 (3.23m x 2.11m)
Rear aspect window. Electric radiator. Multiple double socket points. Central ceiling light.

LOUNGE/KITCHEN

21'10 x 9'2 (6.65m x 2.79m)
Side and rear aspect windows. Kitchen comprises of a range of wall and floor mounted cream kitchen units with a brushed stainless steel handle. Woodblock effect laminate worktop with a undercounter recess for a fridge and freezer. Electric oven with four point hob unit over and brushed stainless steel and glass canopy over. Natural stone effect tile surround.

LOUNGE SECTION

Multiple double socket points. Central ceiling light. Electric radiator. TV aerial point.

SHOWER ROOM

7' x 5'2 (2.13m x 1.57m)
Floor to ceiling marble effect ceramic tile surround. Side aspect diffused glass window. Pedestal basin. Low level WC. Corner shower with a Triton shower over. Central ceiling light. Extractor fan. Floor laid to water effect lino.

TENURE

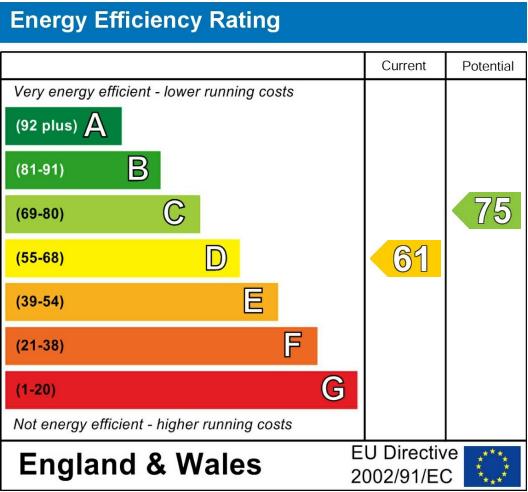
Leasehold. The property has 987 years left of the original 999 year lease with a peppercorn ground rent and maintenance charge of £40pcm. Pets are permitted with prior consent from the freeholder. Holiday lets are permitted.

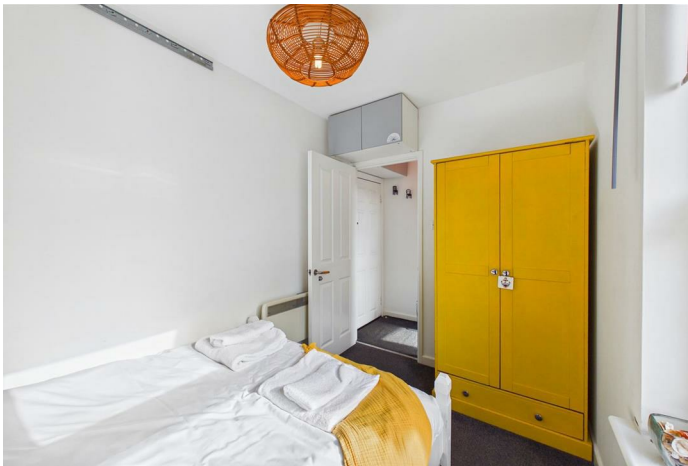
SERVICES

All mains

COUNCIL TAX

Band A







Approximate total area⁽¹⁾
30.6 m²
330 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Kitchen / Living Area

6.64 x 2.69 m
21'9" x 8'9"

Bathroom

1.56 x 2.06 m
5'1" x 6'9"

Bedroom

3.26 x 2.10 m
10'8" x 6'10"

Hallway

0.93 x 2.13 m
3'0" x 6'11"



Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

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