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8 Chester Court

8 Chester Court, Chester Road, Newquay, TR7 2SB



Truro City - 13 miles. Fistral Beach - 2.5 miles. St Austell - 15 miles.

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**A two bedroom purpose built apartment with parking and balcony overlooking pretty communal gardens.**

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- Purpose Built Apartment
- Two Bedrooms
- Balcony Overlooking Gardens
- Allocated Parking
- Close To Beaches & Town
- No Onward Chain
- Leasehold
- Council Tax Band B

**Guide Price £179,000**



### SITUATION

The apartment lies approximately two miles from Newquay town centre. In the immediate area there are various amenities including public houses, schools and a variety of local shops including a SPAR. Newquay has a wider range of shopping, schooling and banking facilities as well as having an array of bars and restaurants. There is a well routed bus and railway service and Newquay Airport is approximately six miles distant offering domestic and international flights.

Newquay is considered to be one of Cornwall's most popular holiday destinations world renowned for the quality of its surfing beaches together with a spectacular coastline. Continuing up the north coast are a number of well known sandy beaches including those of Watergate Bay, Mawgan Porth, Trevone and Constantine.

### DESCRIPTION

A two bedroom, second floor apartment featuring a pleasant balcony outside space which overlooks the attractive communal gardens with far reaching rooftop views over Newquay.

Benefits include Upvc double glazing and gas fired central heating via a combination boiler along with an allocated parking space. The property would be considered an ideal first time buy, investment or indeed a retirement purchase for those looking for a highly convenient location and ease of outside maintenance.

### OUTSIDE

Externally there are attractive communal

gardens for all residents to enjoy which include colourful flower and shrub rockeries and a well stocked, ornamental fish pond plus an allocated parking space for number 8.

### SERVICES

Mains gas, electricity, metred water and drainage connected. Council tax band - B. Broadband: Basic available at 17 Mbps and Superfast available at 80 Mbps (Ofcom). Mobile phone: Vodafone, EE, O2 and Three are likely (Ofcom). Satellite and Fibre: BT and Sky likely (Ofcom).

### TENURE

Leasehold with the remaining balance of the original 999 year lease which commenced January 1988. Ground rent £80 pa. Service charge £1660 pa.

### DIRECTIONS

Proceeding along Henver Road towards Newquay town from Nansledan and turn left into Chester road at the traffic lights. Then immediately left again into Glamis road where Chester Court can be located on the right hand side. The carpark is accessed from Glamis road.

### VIEWINGS

Strictly by prior appointment with Stags Truro office.

### AGENTS NOTE

GENERAL BLOCK SHOWN. 8 CHESTER COURT IS TOP FLOOR.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-40)	G		
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

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