

Flat 3, 8 Tolcarne Road, Newquay, Cornwall TR7 2NQ



TOWN CENTRE LOCATION | One bedroom first floor flat presented in a high standard with a modern fitted kitchen, fully tiled bathroom and built in bedroom storage.

- One bedroom first floor flat
- Recently refurbished with quality fixtures and fittings throughout
- Modern fitted white gloss kitchen with solid oak worktops
- Shower Room with double mains powered shower
- Double bedroom with built-in storage
- Ideal buy to let or weekend bolthole

Reduced To £125,000 Leasehold

Communal entrance hallway leading to:

FRONT ENTRANCE DOOR

leading to:

SMALL HALLWAY

Large storage cupboard with hanging space. Four way multi-directional ceiling light.

LOUNGE / KITCHEN

15'5 x 11'10 (4.70m x 3.61m)

Including large front aspect bay window. Range of floor and wall mounted white gloss kitchen units with an integral fridge, slimline dishwasher and washer/dryer. False ceiling with mood lighting and four point ceiling spotlights. Ceramic double drainer sink with contemporary stainless steel tap over. Stainless steel extractor canopy over four point hob unit. Electric oven. Multiple socket points including USB charging point.

Storage cupboard housing the gas combination boiler providing central heating and hot water throughout. 3 radiators in lounge section. Fitted blinds. TV aerial point. Telephone point. Intercom.

Access to the:

SHOWER ROOM

6'6 x 3'3 (1.98m x 0.99m)

Double mains-powered shower with sliding glass door, stainless steel fittings. Three point multi-directional ceiling spotlights. 2 downlights with large built-in mirror. Continuation of solid oak shelving units. Floor to ceiling natural stone tiles. Modern wall mounted basin with vanity unit under. Low level WC. Stainless steel towel rail. Polished marble flooring tiles. Extractor fan.

BEDROOM

8'4 x 7'5 (2.54m x 2.26m)

Front aspect uPVC double glazed window. Four point multi-directional ceiling lights. Smoke alarm. Double electric points. Mood lighting. Custom built storage units with a floating oak shelf. Radiator.

TENURE

Leasehold - Annual maintenance charged at £600 per apartment to cover hallway cleaning, fire alarm maintenance contract, communal electricity, buildings insurance, management/accounts and communal repairs/maintenance. Ground rent £150 per annum.

SERVICES



All mains

COUNCIL TAX

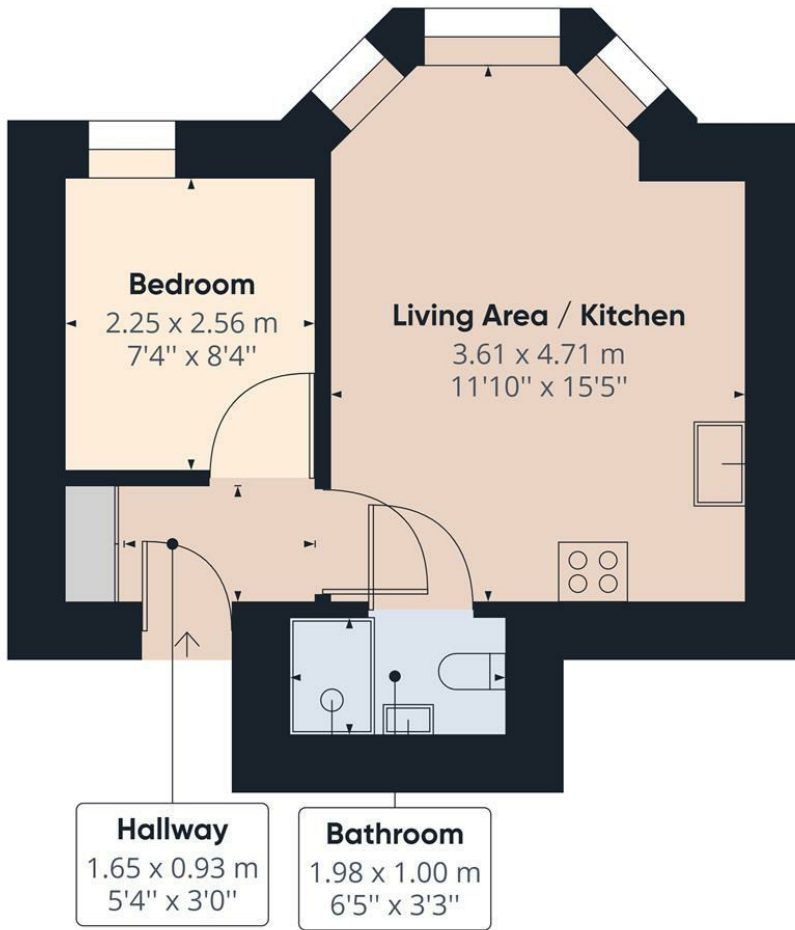
Band A

AGENTS NOTES

The apartment is approximately 28 sq mt which is slightly under some lenders minimum requirements. Prior to any offers being accepted, evidence will need to be provided to confirm your specific lenders requirements are met.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC 





Approximate total area⁽¹⁾
26.84 m²
288.95 ft²

(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.

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