

## 27 Littledale Row, Newquay, TR7 3EU



**IDEAL FIRST HOME | GREAT BUY-TO-LET | 2 double bedroom first floor apartment on a popular residential estate with Gas central heating, uPVC double glazing, parking space and great access to local schools and Newquay Town Centre.**

- Great first time buy or investment property with a potential rental income of £925pcm
- Gas central heating and uPVC double glazing throughout
- Allocated parking space and use of communal bike store
- Popular residential development with good links in and out of the town centre
- 2 double bedrooms with built in wardrobes
- Open plan lounge/kitchen/diner with juliet balcony

**Price £174,950 Leasehold**

27 Little Dale Row is located in a popular block of apartments on the Trevenson Meadows development. Approximately 2 miles from the Town Centre, the property is in walking distance to a range of shopping facilities, restaurants, bars and the amazing coastline that Newquay has to offer whilst offering direct access out of the town and to the local primary and secondary schools.

The property is located on the first floor of the block which is well kept internally with a secure intercom system providing security for the flats. The front door of the apartments leads into an entrance hallway providing access for all rooms. The open plan lounge/kitchen/diner provides ample light thanks to a front aspect juliet balcony. The kitchen has a range of floor and wall mounted kitchen units under a rolled edge worktop with integral slimline dishwasher, oven, 4 point gas unit and free standing washing machine.

From the hallway is access to the 2 double bedrooms, both benefit with fitted wardrobes. The bathroom has a full length side panel bath with shower over. There is also a little cupboard in the hallway which provides addition storage for the essentials.

To the rear of the property the apartment has 1 allocated parking space and use of the locked communal bike store.

#### COUNCIL TAX

Band B

#### SERVICES

All Mains

#### TENURE


Leasehold. The property is on a remainder of a 125 year lease from 2011. Ground rent is set at £250 per annum with service charge of £1434.89 payable for 2025. Residential letting and pets are permitted at the property.

#### BROADBAND AND MOBILE COVERAGE AVAILABILITY

Fastest available download speed: up to 1000Mbps

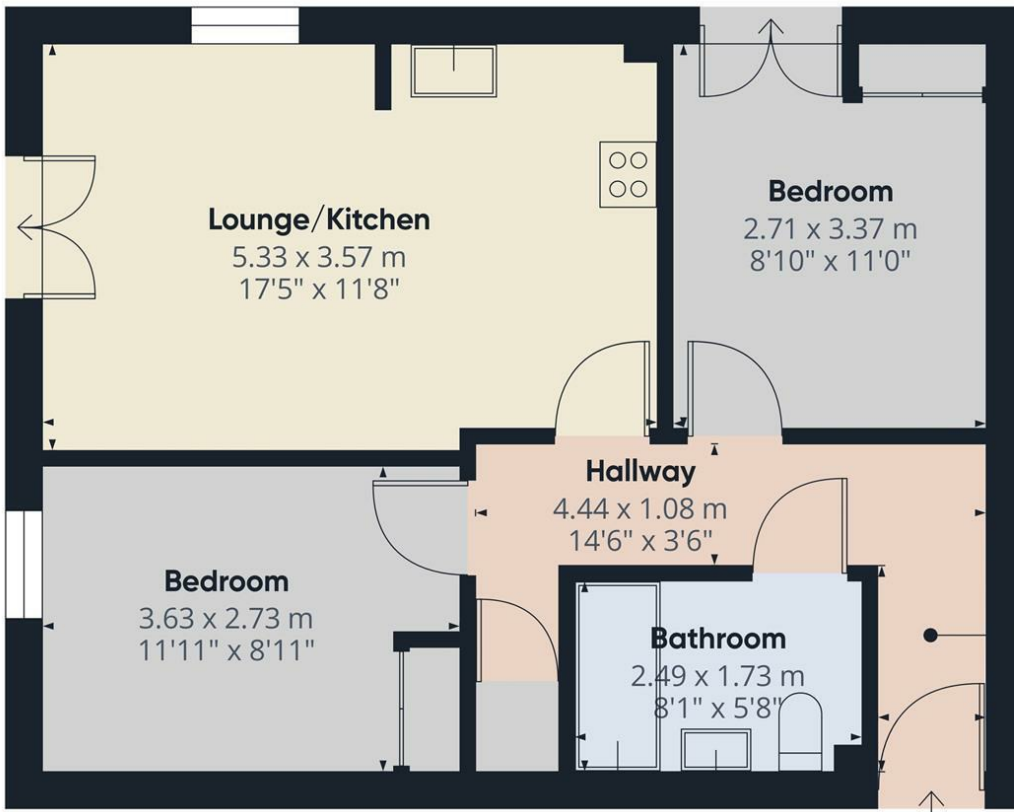
Mobile coverage: Limited

(Source: OFCOM)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	







**Approximate total area<sup>(1)</sup>**  
50.66 m<sup>2</sup>  
545.29 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.

GIRAFFE 360

# Start & co

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