



Flat 3 Sir Ector House, Stret Constantine, Newquay, TR7 1GH

david ball
Agencies

An excellent opportunity to purchase a well-presented two-bedroom apartment through a Section 106 shared ownership scheme, positioned in a sought-after Newquay location close to the town, coastline, and everyday amenities, with the added benefits of parking and communal outside space.

£84,000 Freehold

Key Features

- Two double bedroom third floor apartment
- Shared Ownership 35%
- Allocated parking space
- Communal garden





Section 106 Information

Full selling price: £240000.00

Pricing Options: Shared ownership

Tenure: Leasehold

Percentage to be sold: 35%

Share price: £84000.00

Monthly rent based on 35% share: £309.45

Remaining lease (In Years): 113

Yearly Ground Rent Cost: £0.00

Yearly Management Cost: £1621.68

The Property

Entering the property, you are welcomed into a spacious hallway which gives access to the principal rooms and offers coat storage. Extending to approximately 61.2 sq m the accommodation has been thoughtfully arranged to offer comfortable and practical living, with a bright and inviting living area boasting dual aspect windows providing natural light and a south facing view of the countryside above the Gannel Estuary.

The fully fitted kitchen offers a functional layout, ideal for everyday cooking, while the two well-proportioned bedrooms provide flexible accommodation, whether used as sleeping space, a guest room, or a home office. A bathroom completes the internal accommodation.

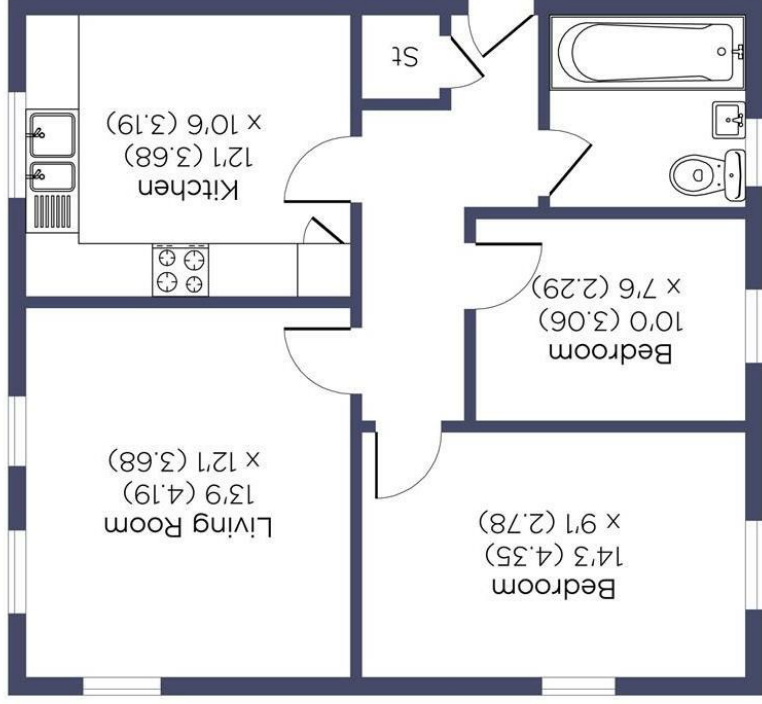
Outside, residents benefit from access to a communal garden along with parking.

Location

Sir Ector House is positioned in a highly convenient and sought-after area of Newquay, close to some of the town's most popular coastal locations. The Gannel Estuary is within approximately 350m, while Fistral Beach is within approximately 900m, offering easy access to Newquay's renowned coastline and scenic outdoor spaces.

Newquay town centre is also within approximately 500m, providing a wide range of shops, cafés, restaurants, and everyday amenities within close reach.

Sir Ector House, Street Constantine, Newquay, TR7
 Approximate Area = 660 sq ft / 61.2 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating	
Current	Potential
80	80

England & Wales	
EU Directive 2002/91/EC	
A (81-91)	Very energy efficient - lower running costs
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (13-20)	Not energy efficient - higher running costs
G	



01637
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www.davidballagencies.co.uk



Connecting People to Property Perfectly

e.sales@dba.estate
 34 East Street, Newquay, Cornwall TR7 1BH

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