Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

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

Flat 4, 8 Tolcarne Road, Newquay, Cornwall TR7 2NQ



TOWN CENTRE LOCATION | ROOF TERRACE | First floor one bedroom apartment with gas central heating, uPVC double glazing and a private roof terrace. Ideal for a first time buy, rental investment or holiday bolt hole.

- Private outside roof terrace
- Ideal investment property
- Modern fixtures and fittings throughout
- Gas central heating
- uPVC double glazing
- 1 minute walk to the train station and town beaches
- 330sq ft

Price £165,000 Leasehold

Communal entrance door to first floor. Private access to the:

ENTRANCE HALLWAY
Access to bedroom and living area. uPVC double glazed window.

LOUNGE/KITCHEN/DINER
18'4 x 10'2 (5.59m x 3.10m)
Measurement to include large bay doors leading to the outside terrace. Range of floor and wall mounted white gloss kitchen units under a solid oak wood worktop. Ceramic sink with stainless steel mixer tap over. Four point hob unit with extractor canopy over. Electric oven. Integral fridge with small freezer compartment. Integral slimline dishwasher. Cupboard housing the gas combination boiler providing the hot water and central heating throughout. Large section of worktop providing room for a breakfast bar. Suspended ceiling with mood lighting.

Lounge area. Ceiling light. Radiator. Communal intercom system. Telephone point. Sky point. TV aerial point.

BEDROOM
12'11 x 9'7 (3.94m x 2.92m)
Multiple double socket points. Radiator. Double doors onto a Juliette balcony. Central ceiling light. Smoke alarm system. Access to the:

EN-SUITE
Double shower tray with modern stainless steel mixer tap off mains. Floor to ceiling Travertine tiles. Polished ceramic floor tile. Low level WC. Pedestal basin with vanity unit under. Stainless steel towel rail. Extractor fan. Multiple lights. Inset mirror.

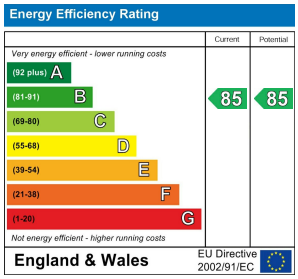
OUTSIDE TERRACE
Unique space for a 1 bedroom flat providing a sunny seating area or useful storage area. Stainless Steel balustrades with privacy glass surround. Inset decking and outside lighting.

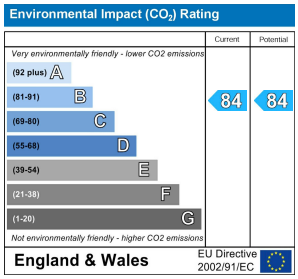
TENURE
Leasehold. 999 year lease. Annual maintenance charged at £675 per apartment to cover hallway cleaning, fire alarm maintenance contract, communal electricity, buildings insurance, management/accounts and communal repairs/maintenance. Ground rent £150 per annum. £825 per apartment per annum in total.

SERVICES
All mains

COUNCIL TAX
Band A

BROADBAND AND MOBILE COVERAGE AVAILABILITY
Fastest available download speed: up to 1000 Mbs
Mobile coverage: Likely/limited
(Source: OFCOM)

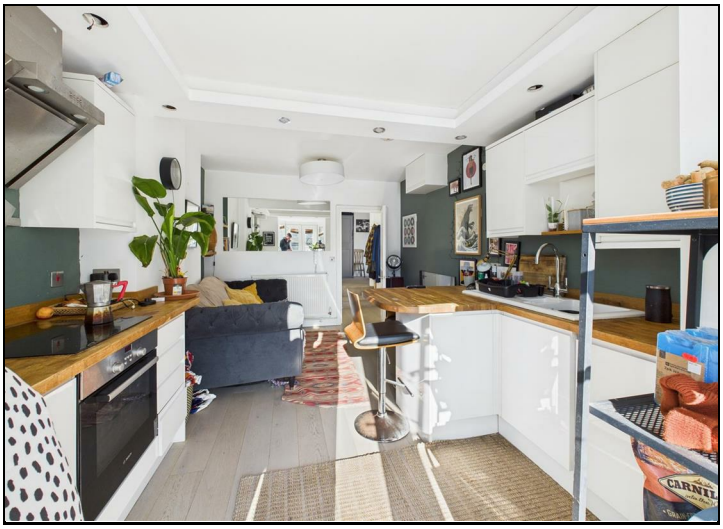


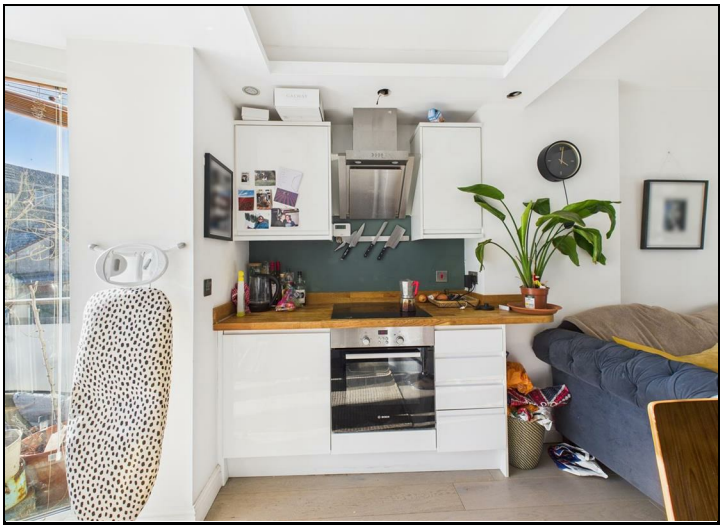




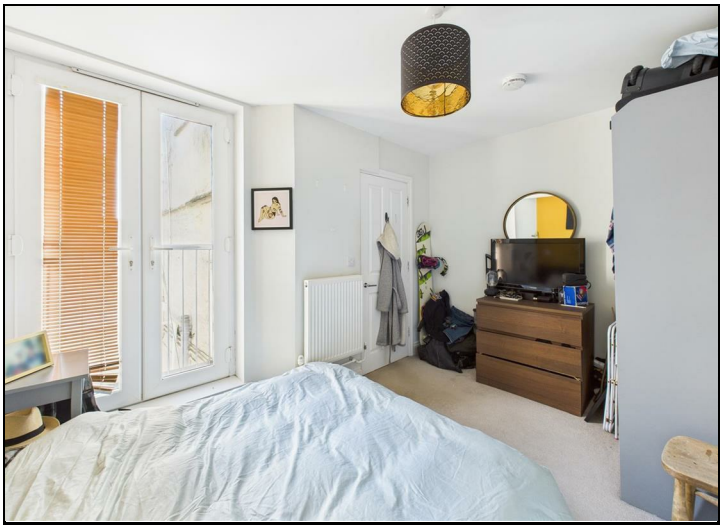

BUT HAVE YOU HEARD IT ON VINYL?

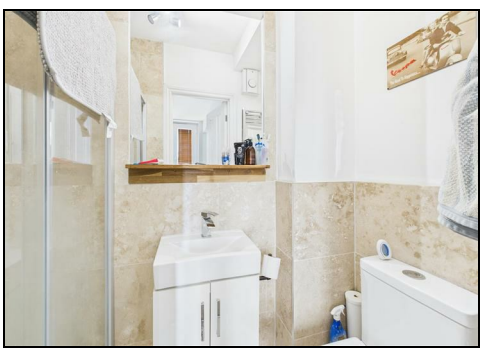


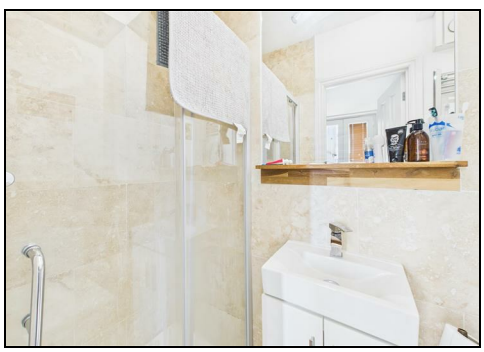




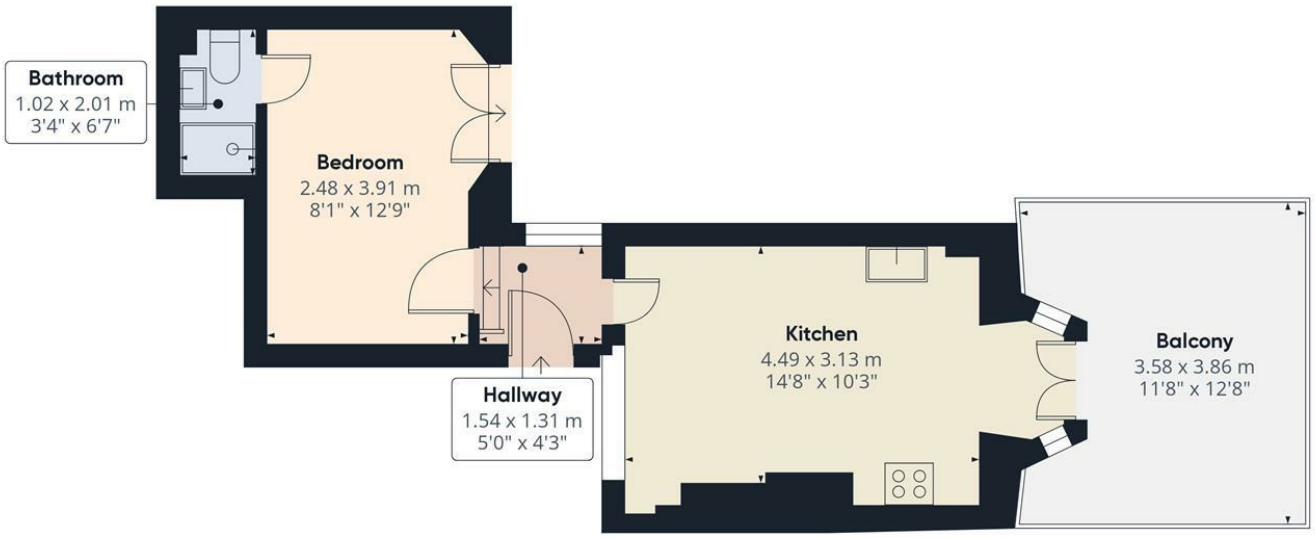












Approximate total area(1)

30.75 m²

330.99 ft²

Balconies and terraces

12.72 m²

136.92 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

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