



2, Heybrook Mews, Newquay, TR7 1LF

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Agencies

A great opportunity to purchase this CHAIN FREE one DOUBLE bedroom first floor maisonette apartment, with the benefit of owning a 1/5th share of Freehold, in the heart of Newquay's town centre. Ideal for FIRST TIME BUYERS and RESIDENTIAL BUY-TO-LET INVESTORS. The apartment also consists an open plan lounge/kitchen/diner and shower room. The property has a new electrical certificate and new LED down-lights throughout. Externally there is an allocated parking space and a courtyard shared with the ground floor apartment. Viewing is highly recommended.

Guide Price £186,000 Leasehold -

Key Features

- ** CHAIN FREE **
- Oen plan living space
- Separate shower room
- Within 625m of Fistral Beach
- EPC - C
- First floor maisonette apartment
- One double bedroom
- 275m to the town centre & beaches
- Allocated parking space

Location

Heybrook Mews can be found at the rear of Fernhill Road and Hope Terrace which in turn can be found off Trevena Terrace in the heart of old Newquay. Being just a stone throw away from the scenic Newquay Harbour, Newquay Golf club & within walking distance of Fistral Beach (Newquay's surfing capital and the family beach of Towan), as well as Sainsbury's Supermarket and the town center, this one double bedroom bungalow is ideally located. The town of Newquay benefits from a range of shopping and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts a picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay airport is approximately seven miles distance from the town.

Entrance Hall

uPVC patterned double glazed entrance door providing access to an entrance vestibule;e with stairs rising to first floor. uPVC double glazed window to the rear elevation. Tiled flooring. Wooden patterned single glazed entrance door.





Hallway

Storage cupboard. Enviro Vent (Positive ventilation unit) which helps creates a healthier living environment. Loft access. Radiator. Doors leading to subsequent accommodation.

Living Space

12'2" x 10'5" max (3.73m x 3.18m max)

uPVC double glazed window providing distant sea views towards Watergate Bay. Radiator.

Kitchen

13'5" x 6'2" max (4.09m x 1.90m max)

uPVC double glazed window to the front elevation providing distant sea views towards Watergate Bay. Fitted kitchen with a range of base, wall and drawer units with roll top work surfaces over. New integrated electric oven and four ring electric hob with stainless steel extractor over. One and quarter inset stainless steel sink unit with mixer tap and drainer. Space for under counter washing machine and fridge freezer. Tiled splash back. Karndean Flooring. Radiator.

Bedroom

13'4" x 9'8" max (4.07m x 2.96m max)

uPVC double glazed window to the rear elevation. Radiator.

Shower Room

6'9" x 6'0" max (2.07m x 1.85m max)

High level obscure double glazed borrowed light window. Double corner shower unit with mains overhead shower and glass sliding door. Pedestal wash hand basin with mixer tap. Close coupled WC with dual flush. Heated towel rail. Extractor. Fully tiled walls. Karndean flooring. Shaver point.

Externally

The property has an allocated parking space and there is a courtyard shared with the ground floor apartment which includes a drying area.

Leasehold Information

The service charge for 24/25 is £420 per annum.

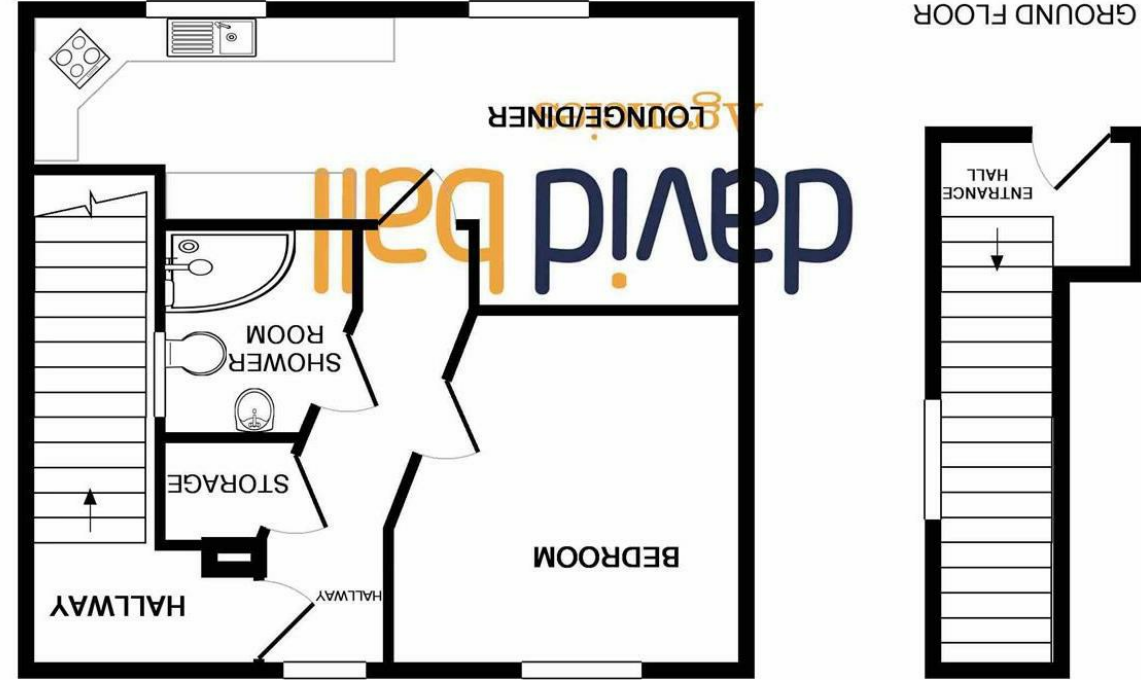
999 year lease from 2020.

Peppercorn ground rent.

Holiday rentals are not possible.

Agents note

The following services can be found at the property: Mains electricity, gas, water and drainage. Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
Current	Potential	
76	77	
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(82 plus)	
B	(81-81)	
C	(80-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		