



Flat 1, 85, Tower Road, Newquay, TR7 1LX

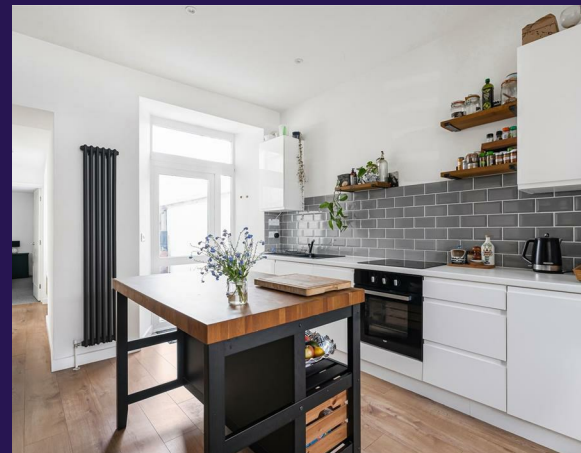
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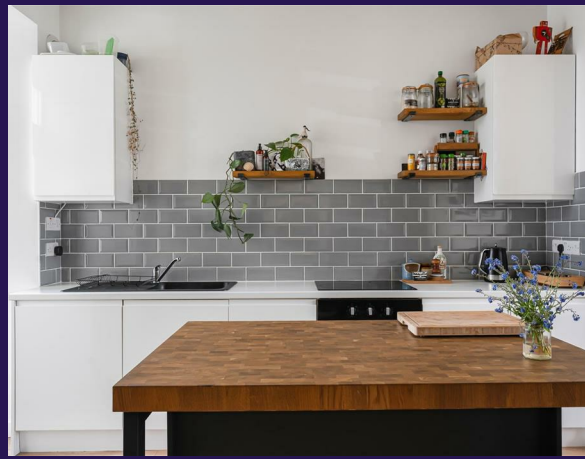
Opportunity to purchase a generously proportioned modern two bedroom flat with an additional room used for an office/work space. Situated in the heart of Newquay town center and within 800 meters of Fistral beach. The property is further enhanced by an enclosed low maintenance courtyard style garden complete with surf shower. Early viewing is highly recommended.

£220,000 Leasehold

Key Features

- Excellent Town Centre Location
- Garden Home Office/Work Space
- Useful Outdoor Surf Shower
- Well Appointed Bathroom with Spectate Shower
- Owning 1/3 Of The Freehold.
- Close To Fistral Beach
- Enclosed Low Maintenance Courtyard
- Gas Central Heating
- Early Viewing Highly Recommended





The Property

This bright and versatile ground floor flat on the prestigious Tower Road offers a premium coastal lifestyle in the heart of Newquay. Combining sleek modern interiors with rare outdoor space, this property is far more than your average flat.

The standout feature is the impressive modern kitchen, designed with both style and function in mind. It provides a social hub for cooking and entertaining, flowing seamlessly into the light filled living area. Uniquely flexible, the layout includes a dedicated office space or cosy snug. While perfect for those working from home, these adaptable rooms offer the potential to be utilised as additional bedroom spaces, making the flat ideal for guests or growing needs. To the rear, the property boasts its own private, level enclosed garden, a sun-drenched sanctuary perfect for alfresco dining and easy maintenance. With its own private access, you enjoy total independence and privacy just moments from the action.

Location

Tower Road is one of Newquay's most coveted central addresses, perfectly positioned between the vibrant town centre and the world famous Fistral Beach. This prime coastal location offers an exceptional lifestyle where both world class surfing and everyday amenities are just a short stroll away. Tower Road also offers a convenience store and post office and a laundrette.

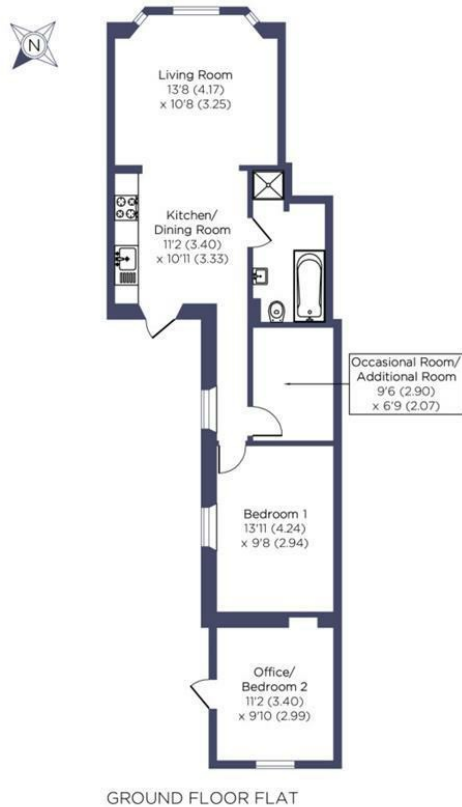
Services

The following services can be found at the property: Mains electricity, water and drainage, however, we have not verified any of the connections.

Service Charge & Ground Rent

Owning one third of the freehold with no ground rent or service charges payable. Any costs are divided between the owners.

Tower Road, Newquay, TR7
 Approximate Area = 732 sq ft / 68.0 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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