

8, Ashton Court, Newquay, TR7 3HS

david ball
Agencies

An exquisite opportunity to own a delightful two-bedroom flat nestled on the edge of the charming and sought village of St. Columb Minor on the outskirts of Newquay. This charming residence offers not only a comfortable and stylish living space but also the added convenience of a garage and parking, making it an ideal choice for those seeking a perfect blend of comfort and functionality. The flat has been meticulously maintained, ensuring that it is move-in ready. Whether you're a first-time buyer, downsizing, or looking for a Investment opportunity, this property offers a turnkey solution

£195,000 Leasehold - Share of Freehold

Key Features

- Chain Free
- Investment Opportunity/ First Time Buyers
- Gas Central Heating
- Early Viewing Highly Recommended
- Garage & Parking
- Sought After Location
- Private Enclosed Private Balcony















Location
Nestled in the vibrant seaside town of Newquay, Cornwall, 8 Aston Court offers a prime location that epitomizes the charm and allure of coastal living. Situated in the TR7 3HS postal code, this residence is perfectly positioned to take advantage of the best that Newquay has to offer.

Entrance Hall
15'10" x 8'8" (4.85 x 2.66)
Radiator. Storage cupboard housing the gas central heating boiler. Access to loft. Door to subsequent accommodation

Lounge
19'2" x 12'2" (5.86 x 3.72)
Double glazed window to the rear elevation. Obscure single glazed window providing access to the enclosed private balcony. Radiator. Electric wall mounted heater and fire

Kitchen
12'2" x 7'11" (3.72 x 2.42)
Double glazed window to the front elevation. Radiator. A modern fitted kitchen comprising base units, wall cupboards and drawers with roll top worksurfaces over. Inset stainless sink unit with mixer tap. Space for a freestanding fridge freezer, washing machine and electric cooker with stainless steel extractor hood over. The kitchen also benefits from a breakfast bar.

Bedroom One
15'5" x 11'9" (4.72 x 3.59)
Wooden singled glazed window to the rear overlooking the private enclosed balcony. Radiator.

Bedroom Two
13'8" x 8'10" (4.18 x 2.71)
Double glazed window. Radiator.

Bathroom
6'6" x 4'11" (1.99 x 1.50)
Obscure double glazed window. Panel bath with electric overhead shower. Pedestal wash hand basin. Radiator. Part tiled walls. Electric wall mounted heater.

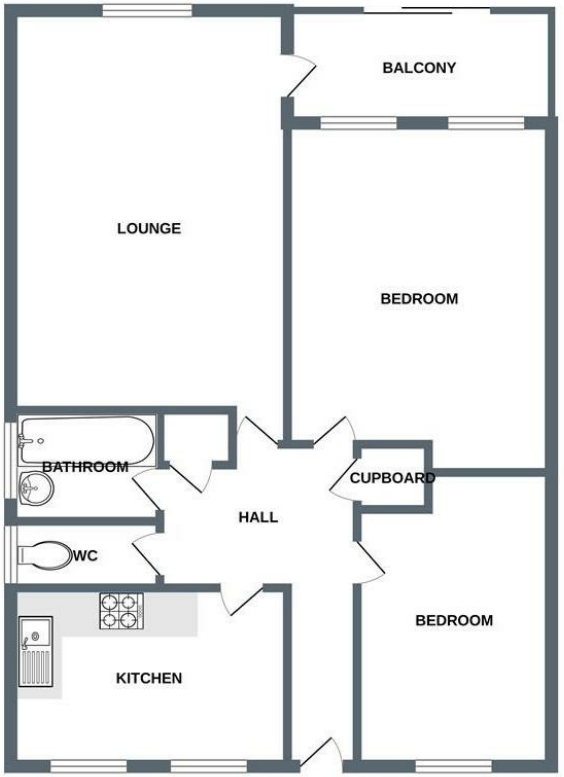
Cloakroom
6'6" x 2'10" (1.99 x 0.88)
Obscure double glazed window. Close coupled WC with dual flush.

Single Garage
Single up and over door. Unable to measure at the point of instruction.

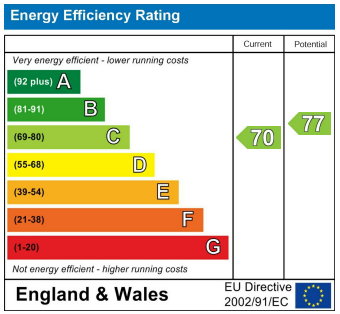
Investment Potential
Beyond its exceptional features, this property presents a promising investment opportunity in a desirable location. Newquay's popularity as a tourist destination makes it an attractive option for both short-term and long-term rentals.

Leasehold Information
Lease: 999 year lease with 945 years remaining.
Share of Freehold: One eighth share of the Freehold.
Ground Rent: £600 per annum (£150 per quarter) to include Ashton Courts building insurance. Surplus funds are contributed to minor maintenance.
Service Charge: No yearly service charge payable. Costs of works/ projects are divided eight ways, between eight owners as and when required.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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