



Apartment 2, 85 Tower Road, Newquay, TR7 1LX

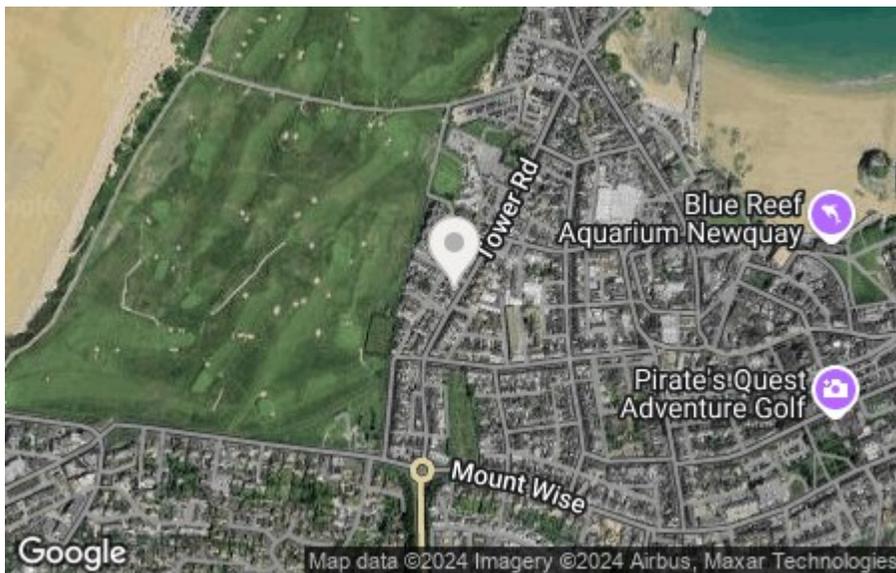
david ball
Agencies

This CHAIN FREE two-bedroom maisonette apartment presents a versatile living opportunity. Perfect as a home or for holiday/residential letting, it features a private westerly-facing composite roof terrace with sea views. Enjoy OFF STREET parking in a popular TOWN CENTRE location. The open-plan living space includes a modern high gloss kitchen. Two double bedrooms and a shower room complete the accommodation. Security lights on sensors enhance safety, and super-fast fibre to premise ensures connectivity. Early viewing is HIGHLY recommended.

Guide Price £250,000 Leasehold - Share of Freehold

Key Features

- Chain Free
- Maisonette Apartment
- Allocated parking space
- Private Composite Decked Terrace
- Within 575m of Fistril Beach
- Two Double Bedrooms
- Views over with amazing sunsets Fistril Bay
- Ideal Investment Property/Holiday let Potential





The Property

Access to the apartment is to the rear of the converted townhouse; enter through the patio door from the sun terrace, which enjoys framed views of Fistril Beach, including stunning sunsets in the summer months. Step into a well-proportioned living space that incorporates a lounge, dining, and kitchen area. The first bay window and under-stair storage offer added convenience.

The electric remote-controlled blinds throughout provide a touch of luxury, allowing easy access to the view and ensuring privacy at the touch of a button.

The contemporary, modern, high-gloss kitchen features an inset composite sink with a drainer and mixer tap, a four-ring electric hob with a glass extractor hood, an integrated electric oven, and under-counter space with a fridge-freezer and washing machine.

On the first floor, you'll find two double bedrooms and a shower room. Bedroom one boasts an even more impressive framed view than the sun terrace, with dual-aspect windows.

Location

Tower Road in Newquay offers a prime coastal location, just 575m from Fistril Beach, providing residents with a vibrant and scenic setting. Situated in the heart of Newquay, the road is known for its proximity to the Atlantic Ocean, offering sea views with stunning sunsets and easy access to the beach. Residents can also enjoy the convenience of town centre amenities, making it an ideal location for those seeking both relaxation and a vibrant town experience.

Externally

There is rear access through a private timber gate with metal stairs rising to the private westerly facing composite decked area. Patio doors provide access to the living accommodation. Off-street parking to the front.

Leasehold Information

999 year lease from 2019

Peppercorn ground rent

Buildings insurance

As the three owners dictate the management fee and there are no shared internal communal areas there is currently not a service charge amount payable

Agents Note

The following services can be found at the property: mains electricity, gas, water and drainage, however, we have not verified any of the connections nor tested any appliances. Prospective purchasers are advised to make their own enquiries.

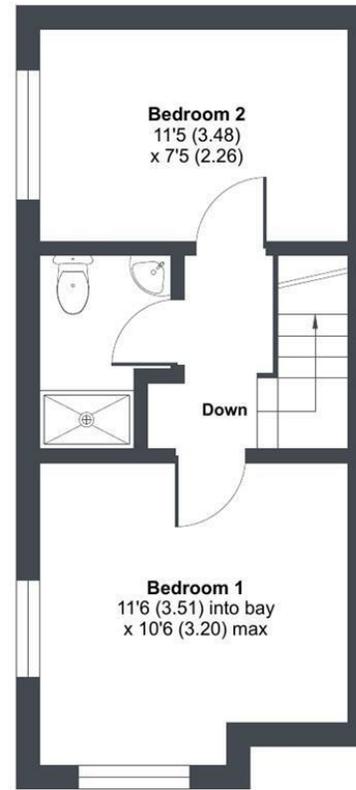
Tower Road, Newquay, TR7

Approximate Area = 529 sq ft / 49.1 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for David Ball Agencies. REF: 1062213

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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