



7, Ruskin Court, St. Columb, Newquay, TR9 6TB

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Agencies

A purpose-built ground-floor modern apartment with its own private entrance and no communal areas. This spacious one-bedroom property also benefits from off-street parking and external storage. Conveniently tucked away yet close to town amenities, it is an ideal first purchase or buy-to-let investment. Offered with NO CHAIN.

Guide Price £122,500 Leasehold - Share of Freehold

Key Features

- **** CHAIN FREE ****
- One double bedroom
- Would also work brilliantly for retirees
- Communal off street parking
- UPVC double glazing and mains gas central heating
- Ground floor apartment
- Ideal as a first time buy or buy to let
- Well-sized rooms
- Personal external storage
- EPC - C





The Property

Stepping through your private front door, you'll be greeted into a useful porch that leads into the spacious living room. From there you access the well-proportioned kitchen, offering fitted kitchen units, space for a freestanding electric oven and fridge freezer as well as under counter space for a washing machine, the room also houses the combi boiler.

Off of the kitchen an inner hallway provides access to the modern shower room with a double walk in mains fed shower. Also off of the hallway is the well-sized double bedroom featuring a bay window and built in storage.

Externally to the side of the apartment is a storage shed as well as the communal parking.

The Location

Located in the historic market town of St Columb Major, this property enjoys access to a wide range of essential amenities, including a primary school, doctor's surgery, dentist, banks, post office, pharmacy, church, and various shops. Ideally positioned just a few miles from the stunning north Cornish coast, St Columb Major offers excellent connectivity to nearby towns such as Truro, St Austell, Wadebridge, and Padstow. Additionally, Newquay Airport is conveniently located less than four miles away, making it perfect for travel and commuting.

Leasehold information

Lease term: 999 years with share of freehold

Lease start date: 25.12.1993

Management company: Ruskin Court Limited (the lessee's)

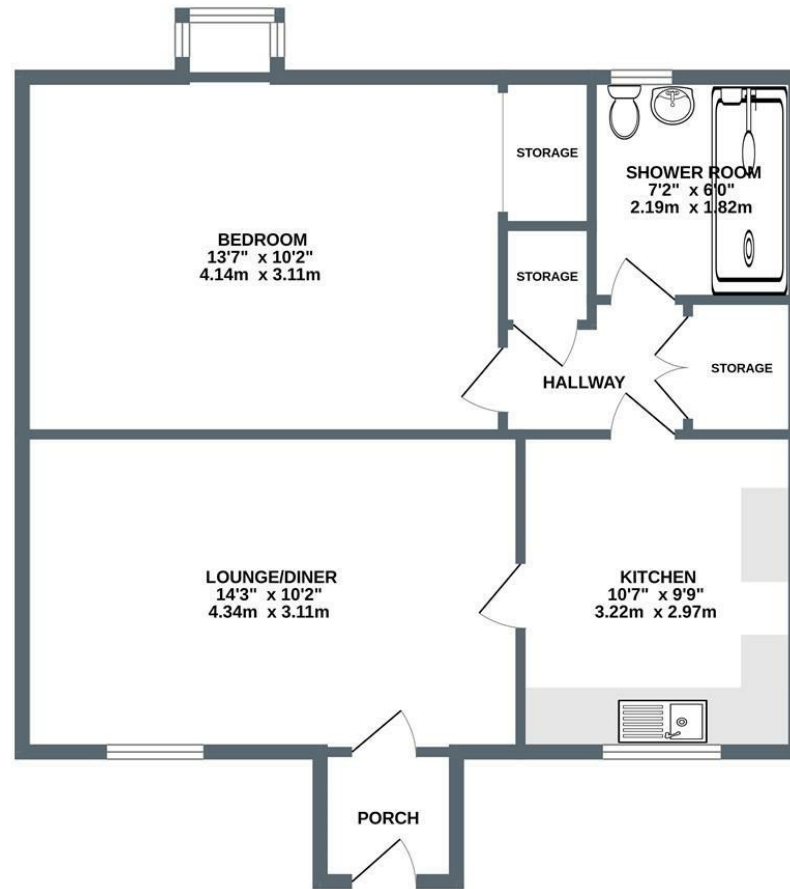
Ground rent: N/A

Service charge: £25 PCM + circa £150 per annum for insurance

Residential letting: Yes.

Holiday Letting: No

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(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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