



Avon Flats, Penhallow Road, Newquay, TR7 3BZ

david ball  
Agencies

David Ball Agencies is delighted to offer for sale a substantial property successfully converted many years ago to form 8 letting units. The property includes rear parking for numerous vehicles. This investment provides a solid rental income, making it an excellent opportunity for buyers. Early viewing is highly recommended.

**Offers In The Region Of £675,000**  
**Freehold**

## Key Features

- \*Residential Investment Property\*
- Eight Self Contained Apartments
- Large Carpark with Parking for Numerous Vehicles
- Tenants on AST Leases
- Close to Porth Beach
- Great Income Potential
- Fully Compliant
- Early Viewing is Highly Recommended



**Agents Note**

Supplied services and appliances have not been tested by the agent. Prospective purchaser are advised to make their own enquiries.

**The Situation**

Penhallow Road is located off of Henvver Road in Newquay, placing it in an ideal spot to access Porth Beach, that's only within 350m. The Chester Road shopping complex is a short walk away and Newquay town centre is only 2.5km away and on a relatively flat route, allowing access to everything the town has to offer.

**The Property**

The block of Avon Apartments is a substantial well presented property configured into eight spacious flats all with patio doors and balconies. The flats are all on assured shorthold tenancy agreements with most tenants having been living in the property for a long term with none in arrears with all certificates in place and up to date. There is a large car park to the rear providing parking for numerous vehicles.

**Flat One (Ground floor) EPC C**

Large apartments with lounge with double glazed bay window to the front, kitchen, dining room, bathroom, two bedrooms both with double glazed patio doors providing access to rear patio garden..

**Flat Two (Ground Floor) EPC - D**

One bedroom flat with lounge, kitchen, bathroom.

**Flat Three (Rear Access) EPC - E**

One bedroom large flat with lounge, kitchen and bathroom. Patio doors providing access to the rear.





**Flat Four (First Floor) EPC - D**

One bedroom apartment with lounge with double glazed bay windows to the front aspect. kitchen, bathroom. Patio doors providing access to rear balcony.

**Flat Five (First Floor) EPC - C**

One bedroom flat with lounge, kitchen and bathroom.

**Flat Six (First Floor) EPC - D**

One bedroom flat with lounge, kitchen storage. En-suite to bedroom. Patio doors to balcony.

**Flat Seven (Second Floor) EPC - D**

One bedroom flat with En- suite facilities. Lounge, Kitchen/diner with sky light. Patio doors to balcony.

**Flat Eight (Second Floor) EPC D**

One bedroom flat with lounge having patio doors to balcony. Bedroom with skylight. Kitchen. Shower room.

**Agents Note**

All flats are fully self contained and comply with all regulations. All tenants are on Assured shorthold Tenancies (AST) with no tenants being in arrears.





### Council Tax

Each tenant is responsible for their own council tax.

### Viewings

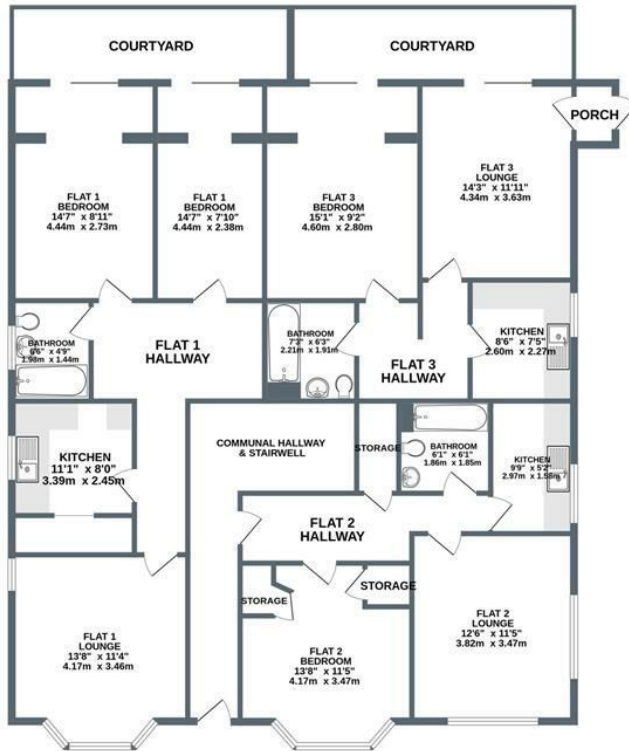
Strictly by appointment only through the Landlords agent

David Ball Commercial

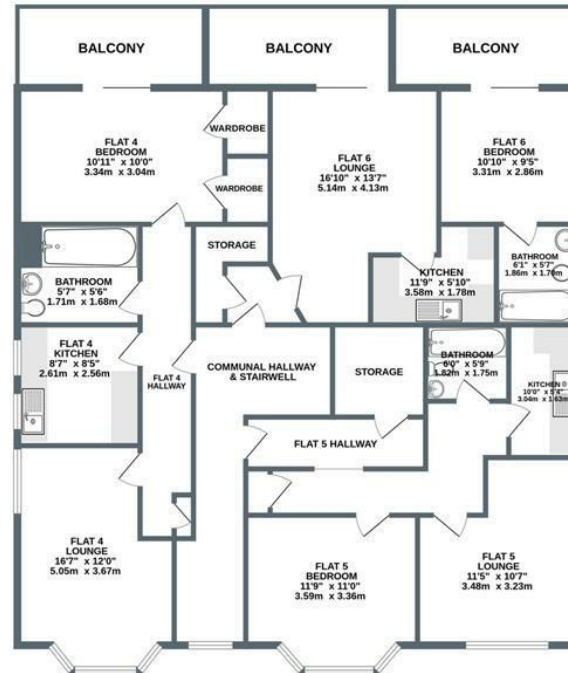
Tel: 01637 850850 or email [paula@dba.estate](mailto:paula@dba.estate)



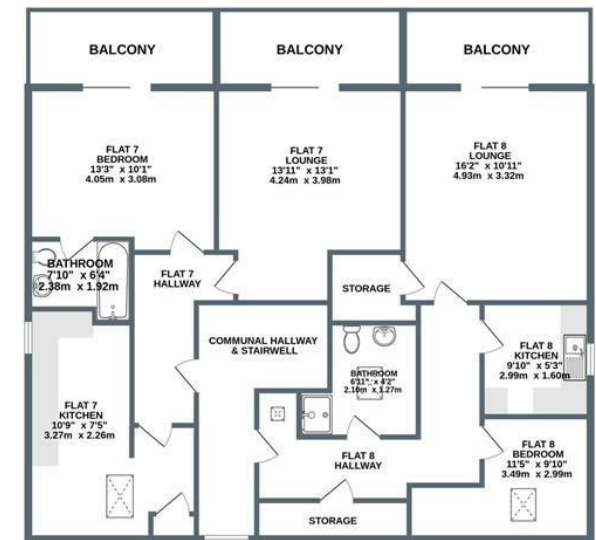
GROUND FLOOR



1ST FLOOR



2ND 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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david ball  
Agencies

01637 850850  
www.davidballagencies.co.uk



rightmove

OnTheMarket

*Connecting People & Property Perfectly*

e.sales@dba.estate  
34 East Street, Newquay, Cornwall TR7 1BH

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