



Flat 1, 20 Jubilee Street, Newquay, TR7 1LA

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Agencies

Offered with no onward chain, this immaculate ground floor one bedroom apartment is ideally situated in the heart of the town centre, just moments from the beach and a wide range of local amenities. The accommodation comprises a spacious open plan living area, a well-proportioned bedroom, and a modern shower room. Externally, the property benefits from sole use of the front garden, along with access to a rear courtyard style garden. This property would make an ideal investment opportunity, first-time purchase, or low-maintenance coastal home, thanks to its excellent condition and highly convenient location. NO PETS. HOLIDAY LETTING NOT PERMITTED.

## Guide Price £140,000 Leasehold

### Key Features

- CHAIN FREE
- Double Bedroom
- Immaculate Condition Throughout
- Central Heating
- Personal Front & Rear Garden  
Immaculate Condition Throughout
- Open Plan Living Space
- Shower Room
- Fully Double Glazed
- EPC - D
- Town Centre Location

### LOCATION

Conveniently located within walking distance of the town centre and beautiful beaches, Jubilee Street is a popular residential area ideally placed for all that Newquay has to offer. The town features a wide range of shops, restaurants, and bars, along with stunning sandy beaches, providing plenty to enjoy both during the day and into the evening. Excellent transport links include bus and rail services to surrounding areas, while Newquay Airport is approximately seven miles away, making travel further afield easily accessible.

### ENTRANCE HALL

**6'65 x 2'85 (1.83m x 0.61m)**

Wooden door to communal entrance hall. Doors leading to subsequent accommodation

### LOUNGE/KITCHEN

**13'92 x 14'00 measured into bay (3.96m x 4.27m measured into bay)**

Double glazed bay window to the front elevation. Radiator. The kitchen is made up of a range of base, wall and draw units with roll top work surfaces over. Inset stainless steel sink unit with mixer tap. Integrated electric oven a four ring induction hob over, Space for free standing fridge freezer and washing machine. Part tiled walls.





## **BEDROOM**

**12'07 x 12'17 (3.84m x 3.66m)**

Double glazed patio door to the rear elevation. Leading out to a small private court yard. radiator. Fitted wardrobe.

## **SHOWER ROOM**

**8'23 x 6'46 (2.44m x 1.83m)**

Corner shower with waterfall and hand held shower heads. Low level WC with dual flush. Wash hand basin set within a vanity unit. Heated towel rail. Extractor fan. Part tiled walls. Tiled flooring. Storage cupboard house the hot water tank and wet electric central heating system.

## **EXTERNALLY**

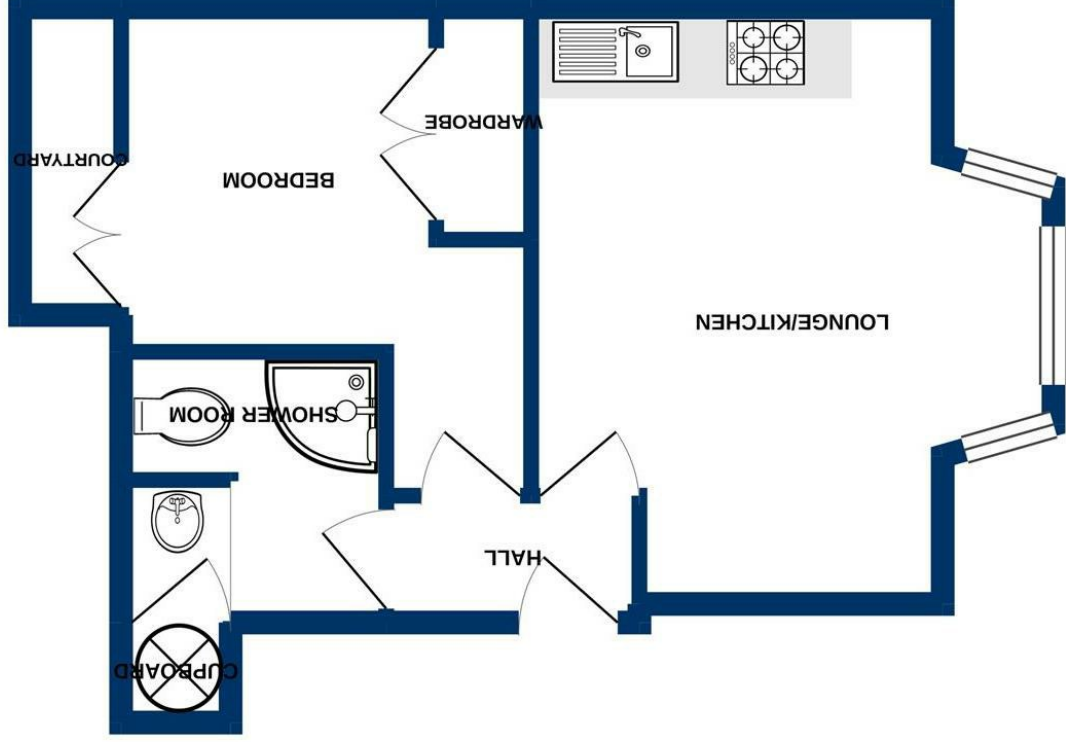
To the front is a walled front garden laid mainly to gravel. Leading from the bedroom is a walled gravel courtyard area.

## **SERVICES**

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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
55	64
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>	



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