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Flat 4 6 Higher Tower Road, Newquay TR7 1QL

£110,000

A REFURBISHED, BRIGHT AIRY FIRST FLOOR ONE BEDROOM APARTMENT. THIS PROPERTY WOULD MAKE AN IDEAL BUY TO LET, HOLIDAY HOME OR FIRST PURCHASE CLOSE TO THE TOWN AND BEACHES WITH A RESIDENTS CAR PARK AND NO ONWARD CHAIN

PROPERTY TYPE: Flat

RECEPTIONS: 1 / **BEDROOMS:** 1 / **BATHROOMS:** 1

FEATURES:

- ONE BEDROOM FIRST FLOOR FLAT
- WALKING DISTANCE TO THE TOWN CENTRE AND FISTRAL BEACH
- VERY WELL PRESENTED AND RECENTLY REFURBISHED
- COMMUNAL PARKING AREA, SPACE NOT ALLOCATED
- BRIGHT AND AIRY
- ATTRACTIVE BAY WINDOW TO THE FRONT
- PERFECT FOR FTB
- NO ONWARD CHAIN

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DESCRIPTION:

Higher Tower Road is ideally situated close to the heart of Newquay, making it possible to walk to a wide range of shops, everyday amenities and the town's beaches. The famous Fistral Beach is within walking distance, while Newquay Bay and the immediate town centre are also conveniently accessible. This location makes the apartment particularly appealing for those wanting easy access to the coast, town facilities and everything Newquay has to offer.

This well-presented first-floor apartment offers bright, modern accommodation in a convenient location close to Newquay town centre. Refurbished with an emphasis on quality and attention to detail, the property provides a compact yet highly practical home, ideal as a permanent residence, second home or investment property.

Upon entering, you are welcomed into a light and airy open-plan reception space measuring approximately 15ft. The kitchen area has been thoughtfully fitted with a contemporary range of gloss white units, complemented by coordinated work surfaces and attractive white tiling. Integrated appliances include a sink, oven, hob and extractor, with additional space available for further white goods.

A tiled floor defines the kitchen area before flowing through to the lounge and dining section. There is room for a small dining table and chairs, while the front of the room provides a comfortable living area enhanced by an impressive large bay window, allowing plenty of natural light into the apartment.

The double bedroom is positioned to the rear of the property and benefits from its own modern shower en-suite. The furniture in the bedroom is included in the sale. Completing the accommodation, the bathroom has contemporary white fittings together with an electric shower.

The apartment has UPVC double glazing throughout, along with electric panel-style heating. Fresh décor and modern grey carpets provide a clean, contemporary finish, and it's very well presented throughout.

Residents also benefit from a telephone intercom system providing access to the main entrance of the building.

A residents' car park is provided, with six spaces arranged in two rows of three. This effectively provides one parking space per flat. Due to the tandem arrangement, the spaces are unallocated, but each resident has the benefit of using the car park for one vehicle.

The building is managed by the freeholder, N&L Elford, who arranges maintenance when required and organises the annual buildings insurance. Each flat is responsible for one-sixth of the annual buildings insurance cost and one-sixth of any maintenance expenditure incurred.

The property is offered with no ongoing chain.

LEASE DETAILS

Lease length: 999 years
Lease start date: 2017
Ground rent: £50 per annum
Service charge: Circa £300 per annum
Residential letting: Yes
Holiday letting: Yes
Pets: Yes, with Landlord consent

Lounge/Diner/Kitchen
4.60 x 3.40 (15'1" x 11'1")

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Bedroom
3.25 x 3.30 (10'7" x 10'9")

Shower Room
1.76 x 1.56 (5'9" x 5'1")

Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:



Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	81
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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