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### 3 Chi Myghtern Lewdh, Kresennik Pennfenten, Newquay TR8 4FA

**£128,000**

A RARE OPPORTUNITY TO PURCHASE A SECTION 106 AFFORDABLE TWO BEDROOM FIRST FLOOR APARTMENT IN IMMACULATE CONDITION WITH PARKING IN THE HIGHLY DESIRABLE DUCHY DEVELOPMENT OF NANSLEDAN.

PROPERTY TYPE: Apartment

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

#### FEATURES:

- SECTION 106 AFFORDABLE HOME
- FIRST FLOOR TWO BEDROOM APARTMENT
- HIGHLY DESIRABLE DUCHY DEVELOPMENT
- 64% OF THE OPEN MARKET VALUE
- 999 YEAR LEASE NEW IN 2017
- ALLOCATED PARKING
- COMMUNAL BIN STORE
- IMMACULATELY PRESENTED THROUGHOUT

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## DESCRIPTION:

Nansledan, on the eastern side on Newquay is a superb Duchy of Cornwall development which is fast becoming one of the most desirable places to live in the Newquay area. It is a location regarded by many as being exclusive and convenient. This 540 acre extension to the vibrant seaside town of Newquay has been carefully thought out with a 'Masterplan' in place to involve the community shape the future of the development.

At Nansledan, you will find an attractive range of pastel coloured houses and many interesting shops and businesses. Eventually, Nansledan will grow to accommodate 4000 homes with a market street that will become the hub of the development. There are many various independent shops and cafes including an art gallery, a barbers, a florist, a vintage clothing store and many more to accommodate all tastes and needs. You will find a well respected Primary School within the development and a park close enough to this property for younger children to play safely not too far away from home. The main town of Newquay is just two miles away offering a vibrant range of shops, cafes and bars.

This property is being sold at 64% of the open market value and is subject to section 106 restrictions meaning any potential buyers will need to meet certain criteria and be qualified by Cornwall Council described below.

PLEASE ENSURE YOU MEET THE CRITERIA BEFORE ARRANGING A VIEWING.

### LOCAL AREA CONNECTION:

In terms of eligibility, priority is given to those with a Newquay or Colan connection.

12 months + residency

Or

Permanent employment 16 hours + per week

Or

Former residency of 5 + years

Or

Close family connection where that family member has lived for 5 + years (Mum/Dad/Son/Daughter/Brother/Sister)

In addition the applicant will need to:

Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market

Have a maximum household income of £80,000

Have a minimum 10% deposit (or 5% with relevant AIP)

Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)

Have viewed and offered on the property

This first floor apartment is beautifully presented with modern, fresh decor throughout. The carpets and floor coverings are neutral and good quality. A hallway with a storage cupboard gives access to two double bedrooms and an open plan lounge/kitchen diner. Within the kitchen there is space and plumbing for a washing machine, dish washer and fridge freezer along with an integrated oven and gas hob. This is a fantastic space and is very light and airy with ample room for cooking, entertaining and relaxing. The bathroom is modern with attractive tiling with the benefit of a bath and shower over.

There is gas central heating throughout with a combination boiler located within a cupboard in the 2nd bedroom. Externally, there is allocated parking for one car and a bin storage unit.

At Nansledan there is an estate charge of around £300.00 per year.

This property is held on a 999 year lease, the lease charges are £1700.00 per year payable monthly or annually.

In summary, this property is in pristine condition and presents a fabulous opportunity to purchase a rare section 106 home.

### Hallway

4.45m x 1.22m (14'7 x 4'0)

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Lounge Diner Kitchen  
6.73m x 3.86m (22'1 x 12'8)

Bedroom 1  
3.43m x 3.35m (11'3 x 11'0)

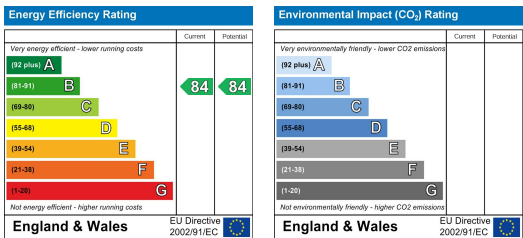
Bedroom 2  
3.45m x 3.25m (11'4 x 10'8)

Bathroom  
2.21m x 2.13m (7'3 x 7'0)

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FLOORPLAN:



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

