

7b Mayfield Road, Newquay, TR7 2DQ



VACANT POSSESSION WITH NO ONWARD CHAIN | Second floor one bedroom apartment with open plan kitchen/living area, close to Newquay Town Centre with lots of character and some coastal views from the bedroom.

- 2nd floor 1 bedroom apartment with 460sqft of accommodation
- Convenient location close to Newquay town centre and amenities
- Good condition throughout with freshly painted walls and ceilings.
- Modern electric heating and double glazing
- 'Loft style' character in the living area
- Large storage cupboard in the lounge

Price £119,000 Leasehold - Share of Freehold

Mayfield Road is located just a 2 minute walk from the centre of Newquay Town. Mainly used by residents only, the street offers an unusually quiet location for such a central position. Newquay Town with its vast selection of independent Cafes, Coffee Shops and Bars, improved transport links via the A30 and Newquay Airport, as well as the flexible modern nature of working, has led to an increased number of families moving to the area to enjoy the natural beauty of the coastline on the doorstep.

From the ground floor communal entrance, the property is accessed up the newly decorated communal stairwell to a private entrance on the first floor. A private stairwell within the apartment gives access to the living accommodation on the second floor.

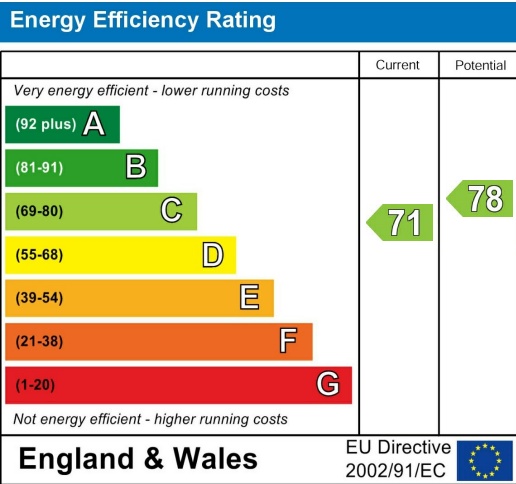
To the rear is the bedroom which provides some coastal views up the North Cornish Coastline. The main hallway provides access to the open plan living area. The living area is presented in a good condition with a new herringbone style flooring throughout.

The kitchen is fitted in the rear dormer which gives space for floor and wall mounted cupboards. From this room is a large storage cupboard which could be opened into the accommodation but provides an unusually large amount of storage for the apartment. From this room there is also access to the family bathroom which provides a bath with shower over.

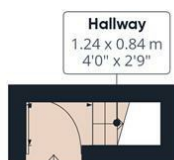
TENURE
Leasehold, share of freehold. The property will be sold on a new 999 year lease. The freehold will be passed to the 3 property owners upon completion of the final unit. A monthly service charge of £50 is proposed to cover the communal building insurance and to start a sinking fund for future maintenance. There will be no pet or holiday let restriction in the lease.

SERVICES
Mains water, electric and drainage.

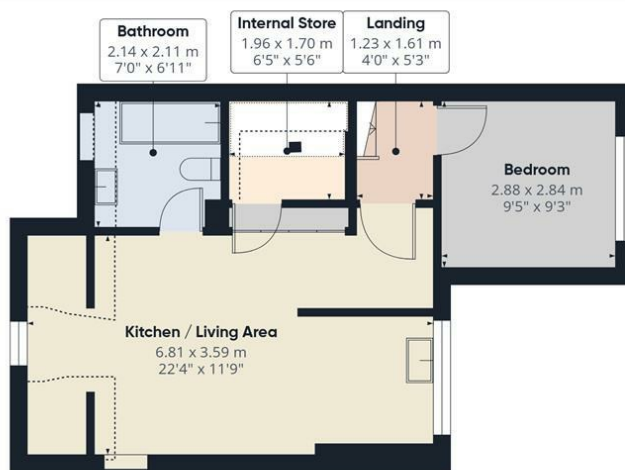
COUNCIL TAX
Band A







Floor 0



Floor 1



Approximate total area⁽¹⁾

42.9 m²
460 ft²

Reduced headroom

5.6 m²
61 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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