Start & co
THE NEWQUAY ESTATE AGENT
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1 Carnarvon Court, St. Pirans Road, Newquay, TR7 1JY



COSY 1 BEDROOM GROUND FLOOR GARDEN APARTMENT WITH FRONT AND REAR COURTYARD GARDENS, A SURF SHOWER AND DESIGNATED PARKING A SHORT WALK FROM THE TOWN CENTRE

- 1 Bedroom Ground Floor Apartment
- Rear enclosed secure courtyard for bikes/boards
- Lounge/kitchen, double bedroom and bathroom
- Ideal bolt-hole in the Town Centre
- 337 sqft
- Hot and Cold outside surf shower
- No onward chain
- Front West facing private sun trap garden
- Designated Parking
- CLOSE TO NEWQUAY TOWN CENTRE AND BEACHES

Price £149,950 Leasehold

This delightful little apartment in the centre of Newquay forms part of a small block of four apartments with a shared rear car park. No.1 is accessed directly from St Pirans Road into an enclosed courtyard garden that faces West and benefits from the afternoon and evening sun. The apartment itself consists of a cool lounge/kitchen space with a micro cement floor and a fitted corner kitchen. A small link leads to a small bathroom and a double bedroom at the rear. The bedroom has a door onto a further private fully enclosed space suitable for sitting out or as a board/bike storage area, complete with a hot and cold surf shower and a gate leading onto the rear parking.

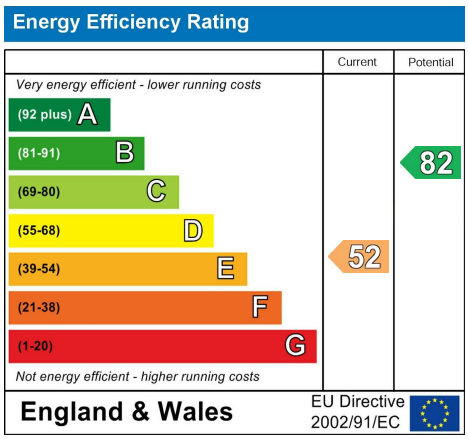
Ideally suited as a little town centre bolt-hole, a great first time buy or for residential letting, this apartment is available with vacant possession and no onward chain.

TENURE
Leasehold. 999 years from 25 March 1984. The freehold is owned by Messrs RMB 102 LIMITED (t/a E&J Estates). The ground rent is £20 per annum, plus annual percentage insurance charges (most recently charged at £189.74 per annum for this flat) Maintenance and repair is dealt with on an ad-hoc basis with the three other leaseholders and the freeholder.

RESTRICTIONS
Pets are not permitted under the terms of the lease. Holiday letting is not permitted under the terms of the lease. Permanent residential letting is permitted.

SERVICES
Mains electricity, water and drainage

COUNCIL TAX
Band A





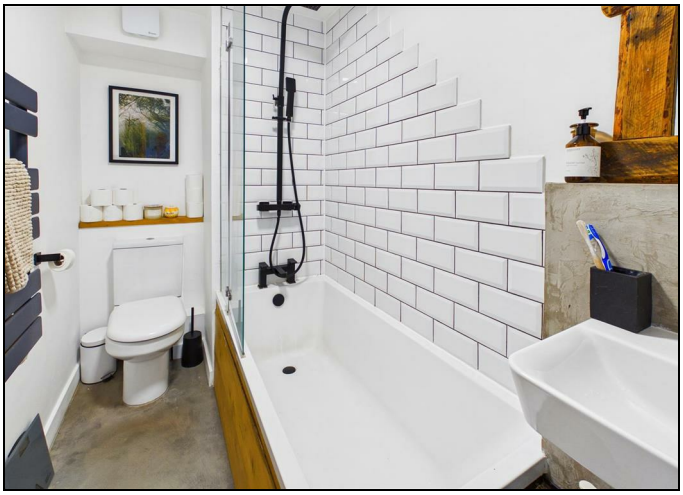






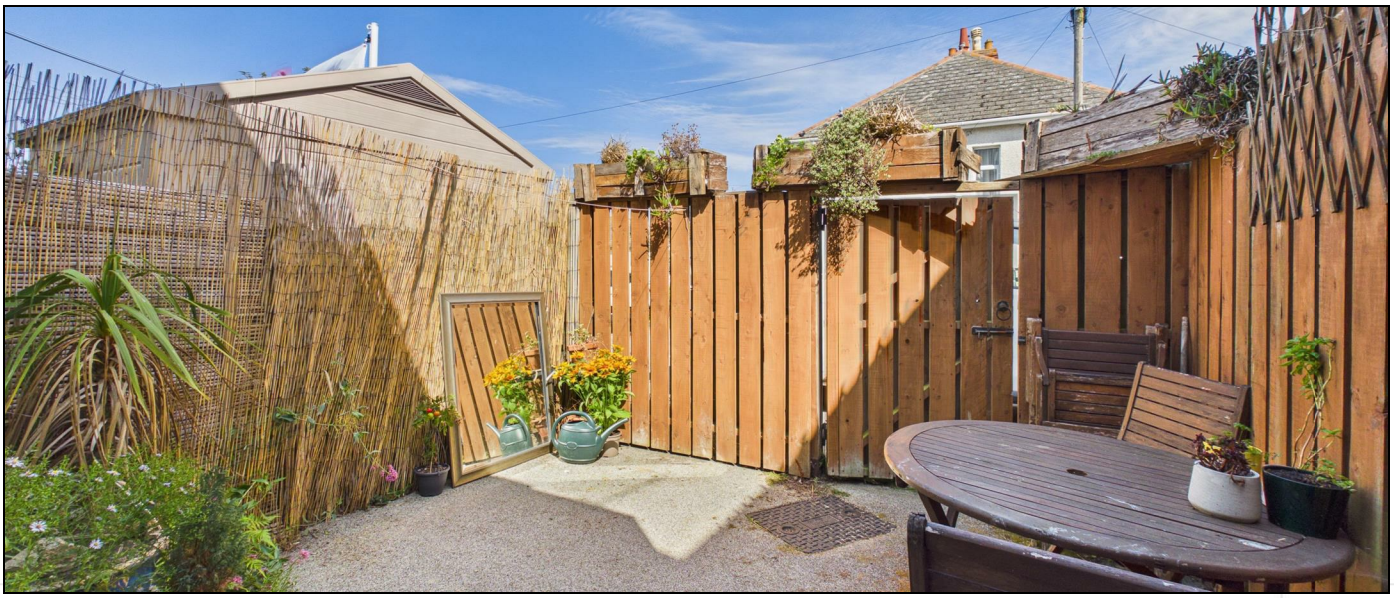


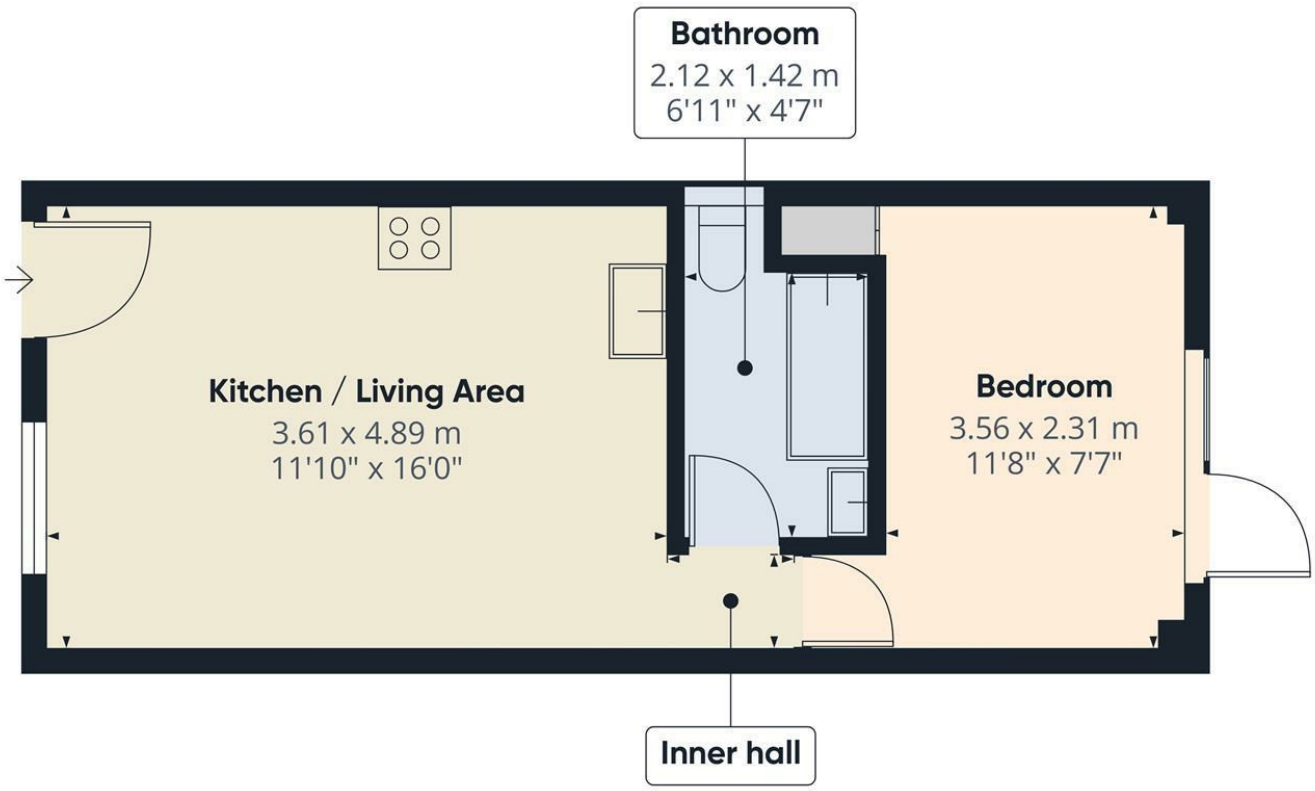












Approximate total area(1)

31.3 m²

337 ft²

(1) Excluding balconies and terraces

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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