Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

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7a Mayfield Road, Newquay, TR7 2DQ

GREAT INVESTMENT OPPORTUNITY | VACANT POSESSION WITH NO ONWARD CHAIN | First floor 2 bedroom apartment a short walk from Newquay Town Centre recently decorated throughout and new kitchen fitted.

- 2 bedroom first floor apartment
- 454 sq ft in total
- Convenient location close to Newquay town centre and amenities
- Modern open plan kitchen/living area with newly installed kitchen
- Good condition throughout with freshly painted walls and ceilings.
- Modern electric heating and double glazing

Price £140,000 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. From the entrance corridor moving to the rear is the utility area, with plumbing for a washing machine and tumble drier and access to the family bathroom. In the middle of the apartment is a generous double bedroom.

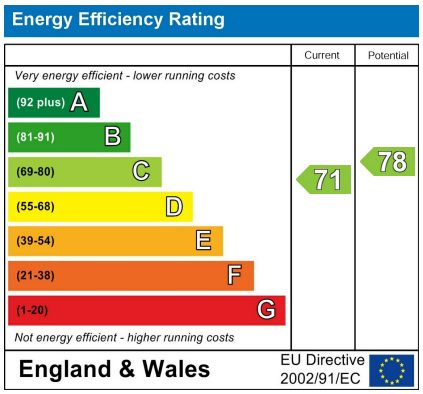
To the front is the open plan lounge/kitchen/diner which has a brand new kitchen installed with the room washed with light thanks to the large bay window. This room also provides access to the second bedroom also located to the front of the building.

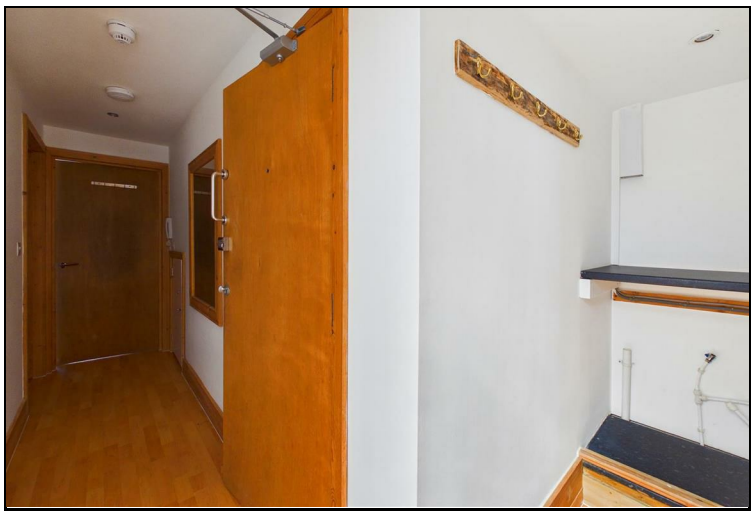
The apartment is presented in a very good condition and has been freshly decorated throughout for the sale.

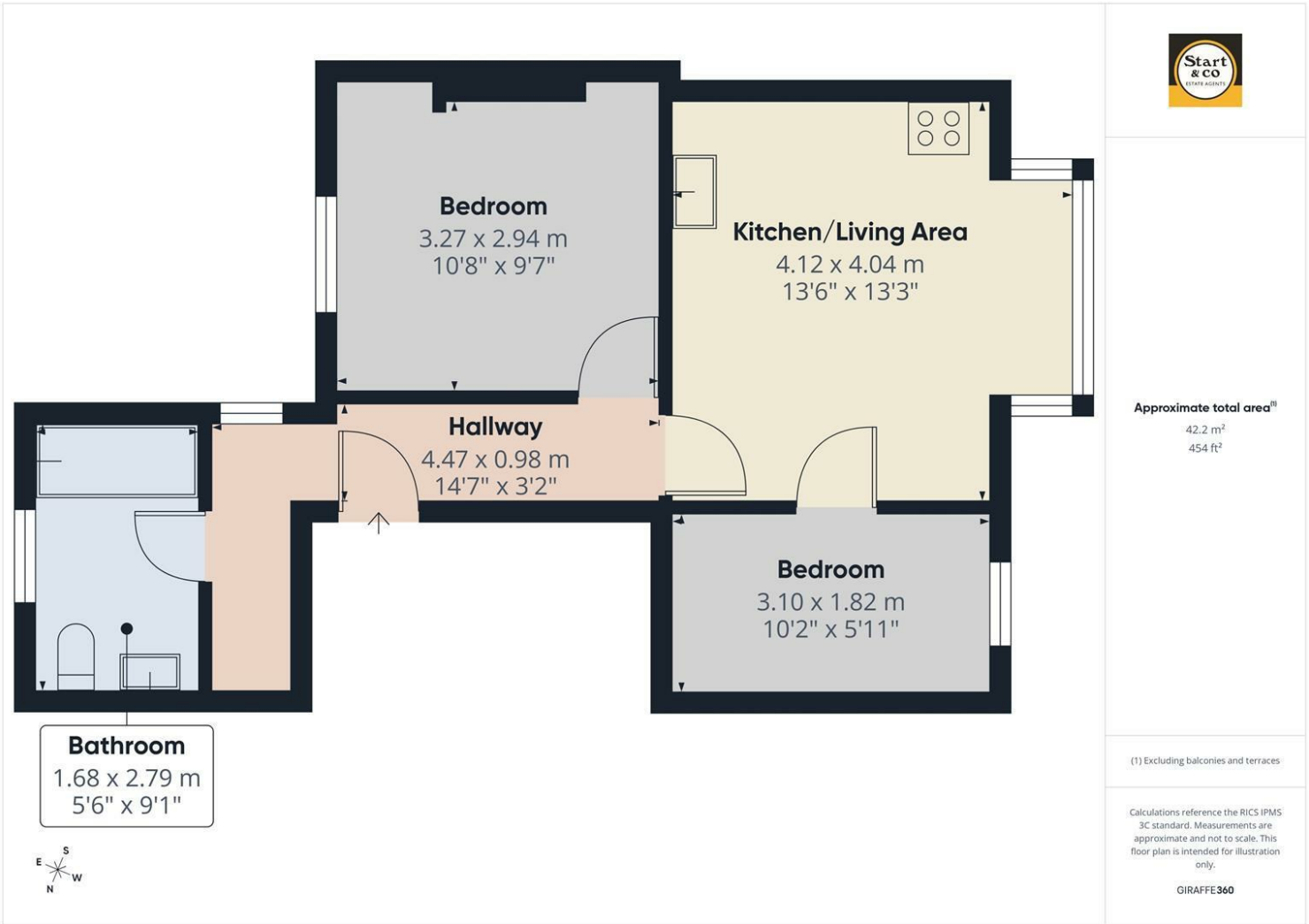
TENURE
Leasehold, share of freehold. The property will be sold on a new 999 year lease. The freehold will be passed to the 3 property owners upon completion of the final unit. A monthly service charge of £50 is proposed to cover the communal building insurance and to start a sinking fund for future maintenance.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

SERVICES
Mains water, electric and drainage.

COUNCIL TAX
The property is yet to be assessed for council tax.







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