

## 7 Mayfield Road, Newquay, TR7 2DQ



**PRIVATE GARDEN WITH STORAGE | VACANT POSSESSION  
WITH NO ONWARD CHAIN | Ground floor two bedroom  
apartment a two minute walk from Newquay town centre  
with private rear patio and store.**

- 2 bedroom ground floor apartment
- Gas central heating and double glazing
- Private rear patio with storage shed
- Convenient location close to Newquay Town Centre and beaches
- 538sq ft in total
- Ideal first time buy or buy to let

**Price £159,950 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 front, the apartment is located on the ground floor with a private access door from the newly decorated communal entrance. An internal hallway with period flooring provides access to the main bedroom at the front of the building and into the open plan lounge/kitchen.

From the lounge there is also access to the bathroom and second bedroom. From the kitchen, there is a doorway out into the private rear courtyard. It's a great feature of the property as it is rare for a flat to have external space in the middle of town. There are a couple of storage sheds and a rear access gate.

**TENURE**

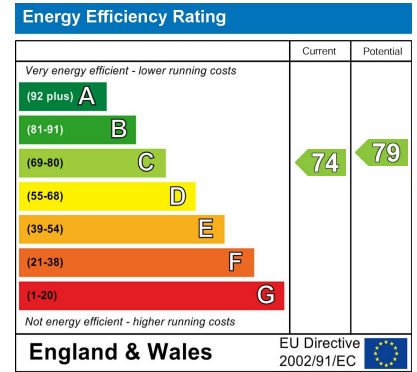
Leasehold, share of freehold. The property will be sold on a new 999 year lease. The freehold will be passed to the 3 property owners upon completion of the final unit. A monthly service charge of £50 is proposed to cover the communal building insurance and to start a sinking fund for future maintenance.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

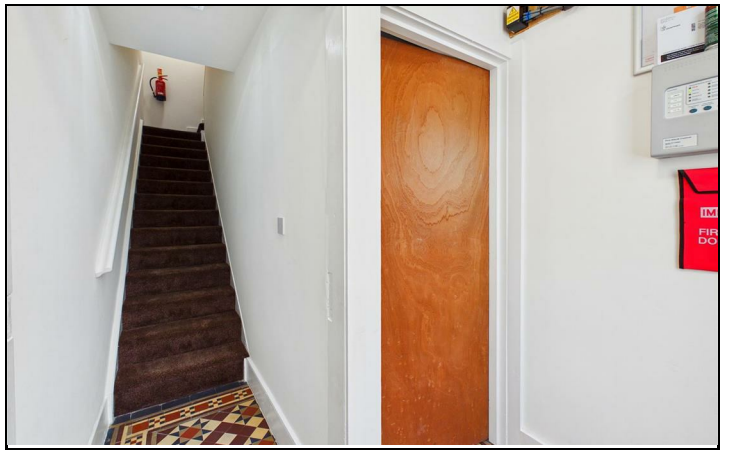
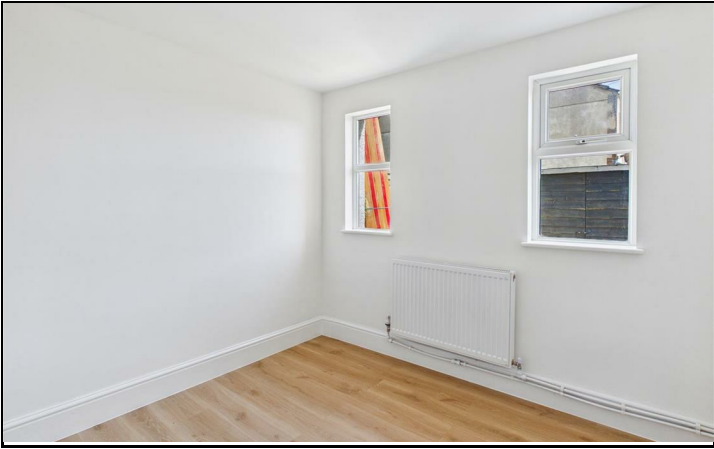
**SERVICES**

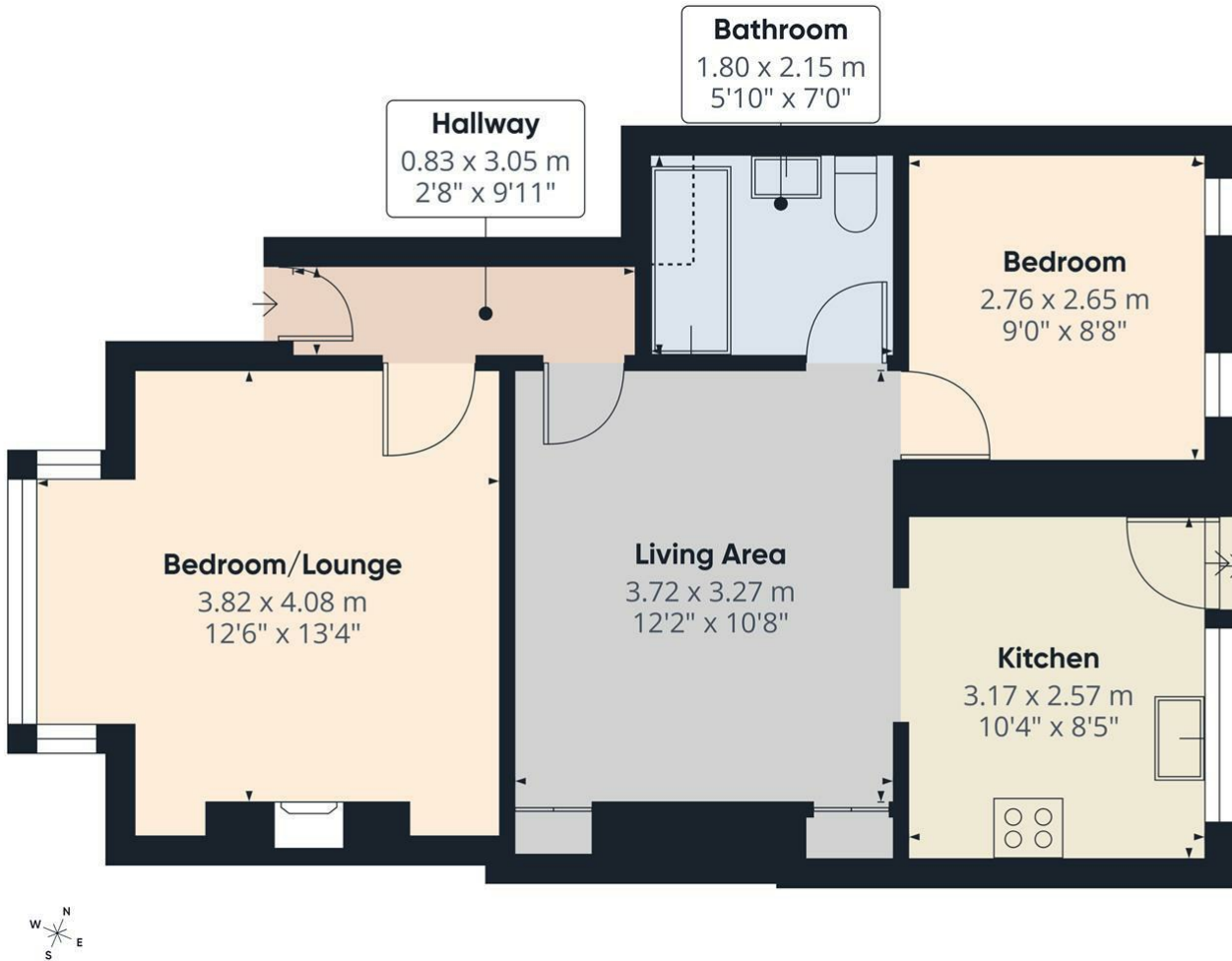
All Mains

**COUNCIL TAX**

Band A







Floor 0 Building 1

Approximate total area<sup>(1)</sup>

50 m<sup>2</sup>  
538 ft<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(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

# Start & co

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