

15 Cranstar Apartments, Hilgrove Road, Newquay, TR7 2QW



5 MINUTE WALK TO NEWQUAY TOWN, CHESTER ROAD & 2 MINUTE WALK TO TOLCARNE BEACH | Modern second floor 2 double bedroom apartment in a convenient location just a short walk from many beaches with secure underground parking.

- Open plan lounge/kitchen/diner with integral appliances
- 2 double bedrooms
- Newly replaced Gas c/h boiler & modern uPVC double glazing throughout
- Ideal for First time buyers or rental investment
- Secure underground parking
- Short level walk to Newquay Town centre and Tolcarne Beach

Reduced To £185,000 Leasehold

Cranstar Apartments is a popular residential development equidistance between Newquay Town Chester Road shopping complex with the property nestled within all the local amenities. Its popularity is also due to the level walk to Newquay Town where you can enjoy the natural beauty of the coastline on the doorstep, top quality bars and restaurants, and improved transport links.

From Hilgrove Road , the property has a private parking space in a secure underground car park. This leads through the communal stairwell to the second floor apartment. Upon entry, a large entrance hall offers access to all rooms. To the Right is an open plan dual aspect lounge/kitchen/diner with a low maintenance oak effect laminate running throughout. The kitchen has a range of white floor and wall mounted shaker style kitchen units an integral washing machine and dishwasher with a further storage cupboard housing the newly installed gas combination boiler.

The apartment has 2 double bedrooms, each providing ample space for a bed and storage with the main providing additional space for a desk benefitting from an extra window as the apartment is located at the end of the building. The bathroom is fully tiled throughout with a white bathroom suite including a large corner bath with mains powered shower unit over.

OUTSIDE

The property has an allocated parking space in the communal garage. The property has a front terrace with communal washing lines with each floor gaining access over a communal balcony.

TENURE

Leasehold. The property is held on the remainder of a 999 as of 27th Jan 2007. Ground rent is set at £24 per annum and the service charge including building insurance is done Ad-Hoc basis dependent on the works the residence decide to undertake in their AGM

or as required. Previously £434.57. Pets are allowed with managements companies permission.

HOLIDAY LETTING RESTRICTION

Long term tenancies are permitted at the property. Holiday lets are not permitted.

SERVICES

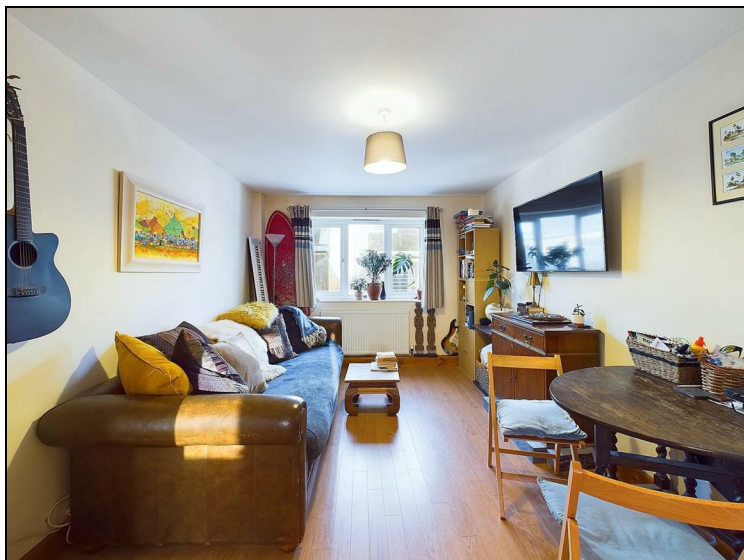
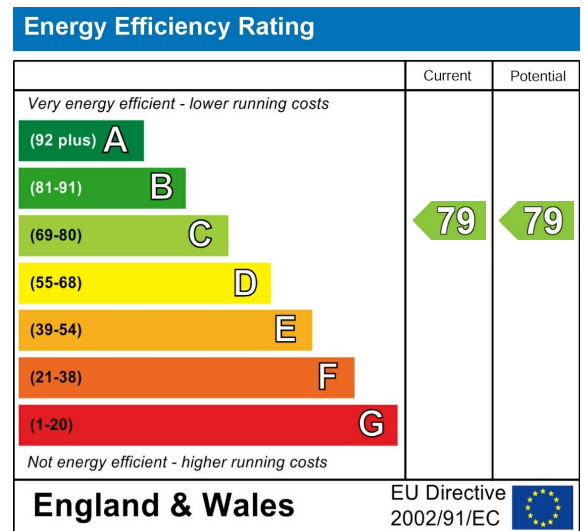
All Mains

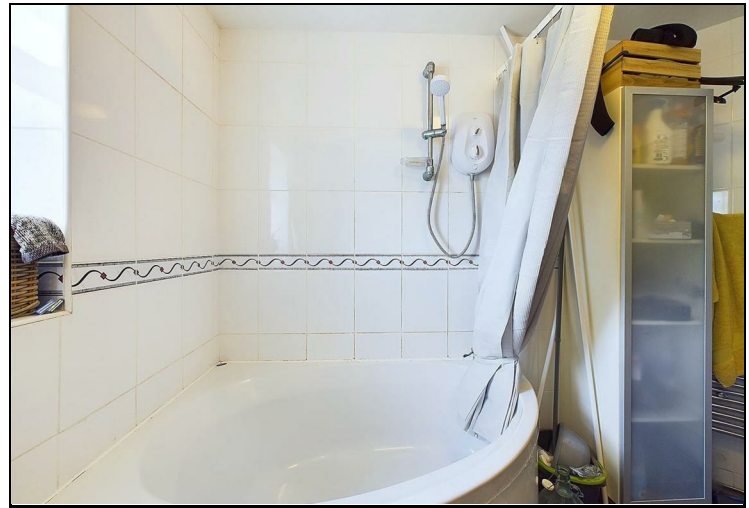
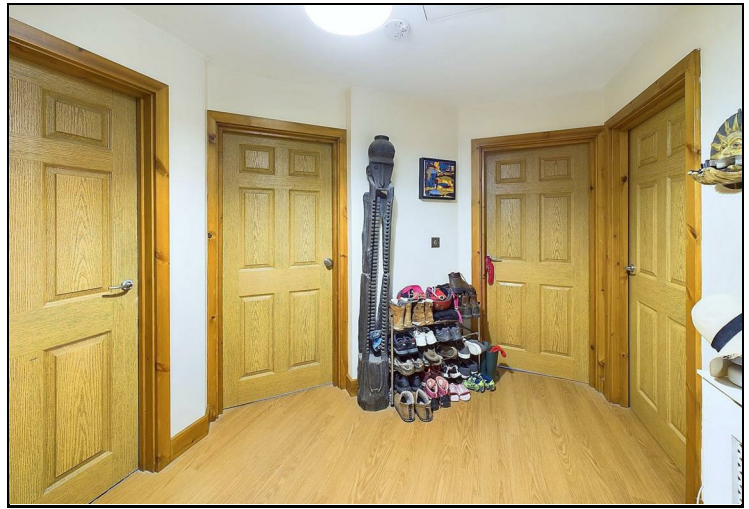
COUNCIL TAX

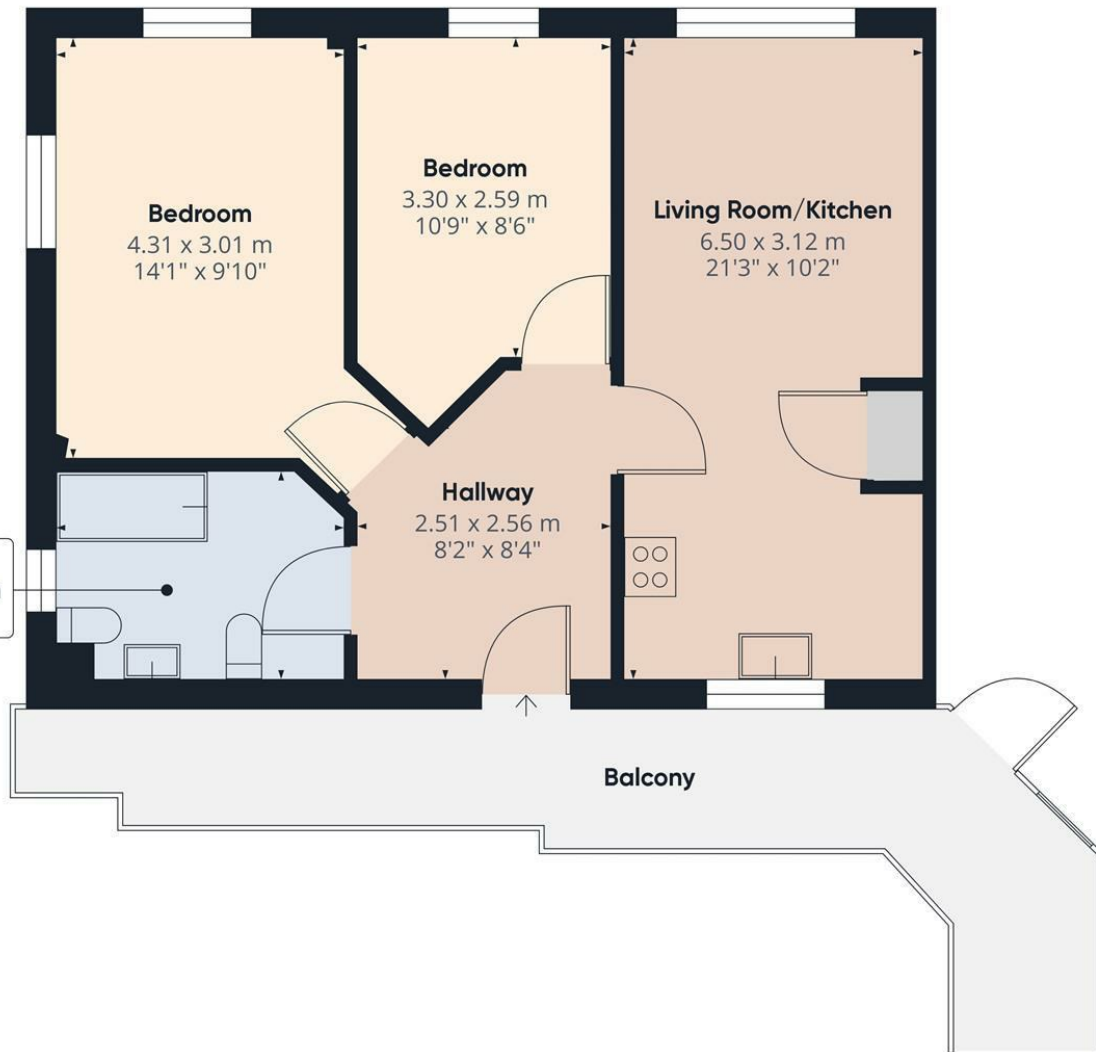
Band B

BROADBAND AND MOBILE COVERAGE AVAILABILITY

Fastest Available Download Speed: Up to 23Mbps
 Mobile Coverage: Likely
 (Source: OFCOM)







Approximate total area⁽¹⁾
55.59 m²
598.36 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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