

4 Ashton Court, St Columb Minor, Cornwall TR7 3HS



VACANT POSSESSION | NO ONWARD CHAIN | Spacious first floor 2 bedroom apartment with garage and parking, on the edge of Newquay conveniently located close to shops, schools and bus links. Ideal for first time buyers and investors

- 2 double bedrooms
- Single garage in block
- No onward chain
- Gas central heating
- Potential rental income of £895 pcm
- 890 sq ft
- Sheltered glazed balcony
- Newly fitted carpets throughout

Price £199,950 Leasehold

Situated at St Columb Minor, Ashton Court is just a five minute walk to primary and secondary schools, as well as the popular Duchy of Cornwall Nansledan development with its host of independent shops and cafes. Newquay town centre and beaches are all within a ten-minute drive.

The apartment is accessed via external steps at the rear of the property leading to the front door. Internally, the apartment has well-proportioned living accommodation, with a front aspect lounge/diner, sheltered balcony and a separate kitchen. There are two double bedrooms, a bathroom with shower off mains and a separate WC. Outside there is a single garage located in a block a few steps away from the apartment.

ENTRANCE HALL

6'9 x 2'11 (2.06m x 0.89m)

LOUNGE/DINER

17'5 x 12'3 (5.31m x 3.73m)

BEDROOM

12'5 x 12'2 (3.78m x 3.71m)

BEDROOM

14'7 x 8'10 (4.45m x 2.69m)

KITCHEN

13'6 x 7'0 (4.11m x 2.13m)

BATHROOM

10'3 x 4'10 (3.12m x 1.47m)

WC

7'4 x 2'11 (2.24m x 0.89m)

TENURE

Leasehold. 999 years commencing in 1971. Service charge currently £400 pa payable quarterly to include buildings insurance..

Any other repair costs that are not covered under the minor maintenance fund are split equally between the eight freeholders.

PETS

Pets are permitted in the building.

HOLIDAY LETTING

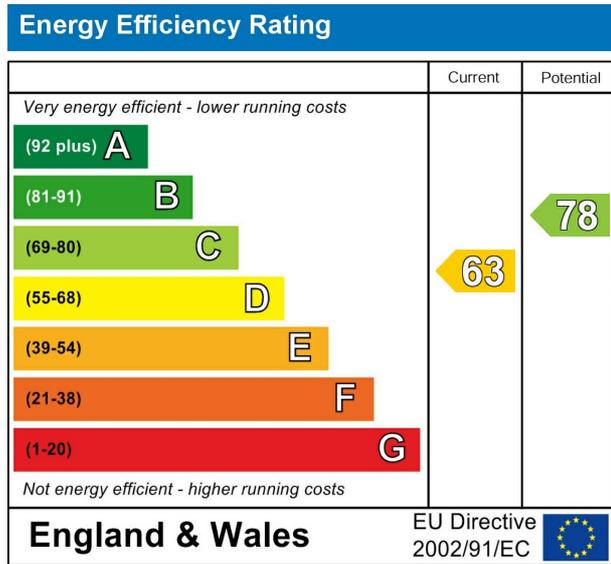
Holiday letting is not permitted.

SERVICES

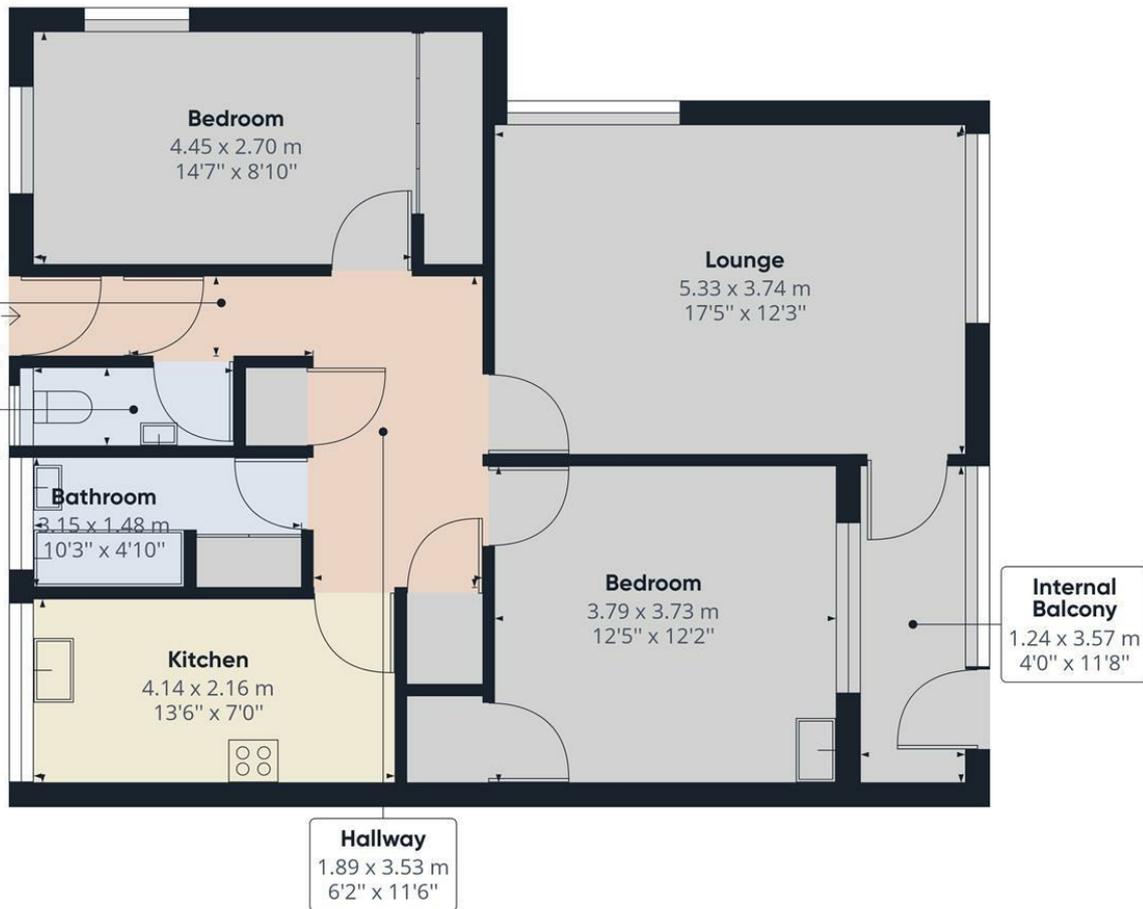
All mains

COUNCIL TAX

Band B







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