

Flat 3, 72 Crantock Street, Newquay, Cornwall, TR7 1JW



NO ONWARD CHAIN | GAS CENTRAL HEATING | Modern 2 storey masonry terrace with 2 bedrooms (one en-suite), large impressive open plan living area and small garden. Conveniently located close to Newquay town centre and beaches.

- Smart 2 bedroom masonry terrace
- Large open plan second floor living area
- Gas central heating and double glazing throughout
- Town centre location, close to shops and beaches
- Approx 895 sq ft of accommodation
- Available immediately, no onward chain
- 2 double bedrooms (one en-suite)
- Potential rental income of £895 pcm

Price £239,950 Leasehold

Well presented, modern 2 storey masionette in the heart of Newquay. Located on Crantock Street, the property is within short walking distance of the vibrant town centre with its host of independent cafes, bars and shops, as well as the iconic Fistrall beach. The River Gannel is just a 10 minute walk away. This modern 2 bedroom property offers a great opportunity either as a permanent home close to the coast, or as residential let with proven income.

The private front entrance door leads to a staircase ascending to first floor where the 2 bright bedrooms and a bathroom are located. The front aspect bedroom has the added benefit of a modern en-suite shower room as well as fitted wardrobes.

Stairs lead up to the second floor where an impressive 40 sqm, open-plan lounge/kitchen is flooded with light from the numerous Velux windows, making it a great space to relax or entertain guests. The galley style kitchen incorporates a double oven and there is space for a dining table to the rear of the room.

HALLWAY
3'10 x 3'2 (1.17m x 0.97m)

FIRST FLOOR LANDING

FRONT BEDROOM
13'5 x 10'5 (4.09m x 3.18m)

EN-SUITE
9'1 x 2'7 (2.77m x 0.79m)

REAR BEDROOM
12' x 8' (3.66m x 2.44m)

BATHROOM
5'11 x 5'6 (1.80m x 1.68m)

LOUNGE
15'2 x 12'6 (4.62m x 3.81m)

KITCHEN
44'8 x 5'7 (13.61m x 1.70m)

PARKING
Please note, the property does not come with allocated parking. There is on-street parking on nearby roads, subject to availability.

TENURE
Leasehold. 999 year lease commencing in 2001.
Ground rent: £30 per annum.
Service charge - 46.15% of maintenance costs for the block.
Pets and holiday letting are permitted in the building.

SERVICES
All mains

COUNCIL TAX
Band A

BROADBAND AND MOBILE COVERAGE AVAILABILITY
Fastest available download speed: up to 1000Mbps
Mobile coverage: Likely
(Source: OFCOM)





