

## 7 Carmyhton Court, Newquay, TR7 3AR



### **VACANT FIRST FLOOR 3 BEDROOM APARTMENT IN THIS SELECT BLOCK OFF BONYTHON ROAD WITH SPACIOUS SURROUNDING GARDENS, AMPLE PARKING AND A PRIVATE GARAGE**

- Spacious 3 bedroom apartment 750 sqft
- Electric heating
- Surrounding communal gardens
- Well managed block with resident owned freehold
- Popular peaceful Lusty Glaze area
- Parking and Single Garage
- Short walk to town and beaches
- Separate lounge and kitchen area
- VACANT POSSESSION - NO ONWARD CHAIN
- First floor

**Reduced To £245,000 Leasehold**

**GARAGE & PARKING**

The block has ample resident parking areas on site along with each apartment having a private single garage in a communal block. The garage for this apartment is the last one on the right-hand side block and measures 5.34m x 2.68m (17'6" x 8'9")

**TENURE**

Leasehold. 999 Year lease from 25th December 1985. Each resident currently pays £82 per month in service charges to cover communal electricity, communal maintenance, block insurance, gardening, communal cleaning etc. The management company hold a significant sinking fund. The residents collectively own the freehold title.

**PETS**

Pets are not permitted under the terms of the lease/management.

**LETTING**

Permanent letting is permissible, but holiday lets are prohibited in this block.

**SERVICES**

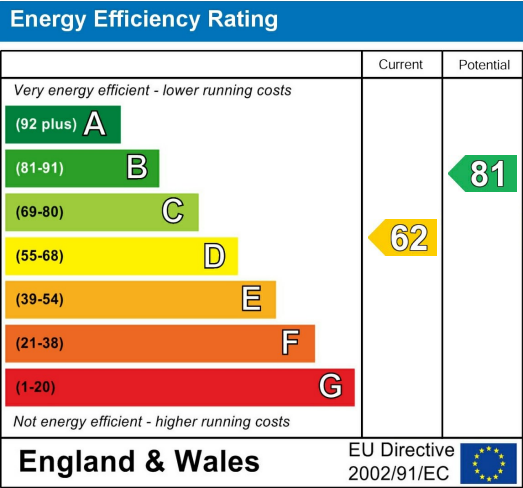
Mains electricity, water and drainage.

**COUNCIL TAX**

Band B

**BROADBAND AND MOBILE COVERAGE  
AVAILABILITY**

Broadband – up to 80Mbps  
Mobile Coverage – likely  
(SOURCE: OFCOM)







Floor 1 Building 1



Floor 0 Building 2



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

84.2 m<sup>2</sup>  
906.32 ft<sup>2</sup>

(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.

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