

## 3 Carmyhton Court, Newquay, TR7 3AR



**GARAGE | NO ONWARD CHAIN | Well-proportioned 2 bedroom first floor apartment in quiet block off Bonython Road with single car garage and manicured communal gardens**

- Two double bedrooms
- Well-maintained surrounding communal gardens
- Electric heating
- Well managed block with resident owned freehold
- Popular peaceful Lusty Glaze area
- Single garage in block
- 742sq foot
- Available fully furnished if required
- No onward chain
- Level walk to shops and beaches

**Price £250,000 Leasehold - Share of Freehold**

**GARAGE AND 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 located third garage in on right hand side of block and measures 17'3 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**

Fastest available download speed: up to 80Mbps  
Mobile coverage: Limited/likely  
(Source: OFCOM)









