

12a Cliff Road Newquay TR7 2NE

Tel: 01637 875847 sales@starts.co.uk

## 3 Carmython 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 Mains electricity, water and drainage. 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**

#### **COUNCIL TAX**

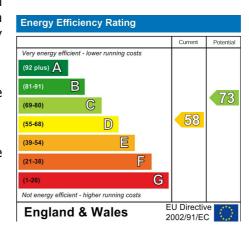
Band B

### **BROADBAND AND MOBILE COVERAGE AVAILABILITY**

Fastest available download speed: up to 80Mbs

Mobile coverage: Limited/likely

(Source: OFCOM)









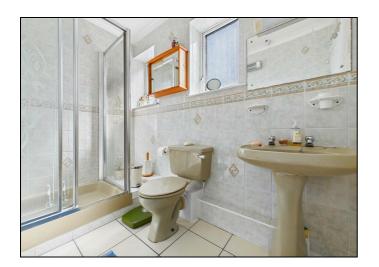




















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