

## 1 The Orchard Porth Way, Newquay, TR7 3LW



**NEW KITCHEN, DECORATION AND CARPETS THROUGHOUT | 200 METERS FROM PORTH BEACH | Immaculately presented 2 bedroom maisonette with very useful boarded loft with a fixed staircase, balcony from the lounge and allocated parking space located just 200 meters from Porth Beach.**

- Great coastal position close to the beach
- Allocated parking space in communal car park
- New kitchen, decoration and carpets throughout
- Boarded loft with Velux and staircase
- Ideal as a home or investment property
- Offered with no onward chain

**Price £229,950 Leasehold**



Porth has become one of Newquay’s most popular areas for residents and tourists thanks to the extremely popular beach, located just 200 meters from this apartment and the access to explore the North Cornish Coast. Newquay Town Centre is just 20 minutes walk with a host of independent Cafes, Coffee Shops and Bars that has made the Town very popular over the last 10 years.

From the communal car park, the maisonette is accessed via a private front door opening into a small entrance hallway. This provides access to the kitchen which has been fully refurbished with a light grey shaker style kitchen under a marble effect worktop with a white metro tile surround and marble effect tile to the floor. This opens into the lounge/diner which has a large understairs storage cupboard, side window and access to the balcony which enjoys partial views up the coastline.

To the first floor are 2 double bedrooms, both with a range of fitted wardrobes/draw units with the rear bedroom providing fixed stair access into a boarded and insulated loft which is fitted with a Velux window. To the first floor is also the bathroom which has been turned into a shower room and fitted with a large shower cubicle. It is immaculately presented with floor to ceiling tiles throughout as well as a tiled floor.

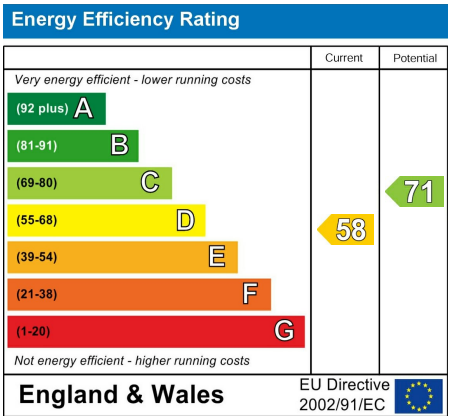
The property has uPVC double glazing and electric heating and is presented in top condition; a real turn key property for anyone looking for a home or business opportunity.

**TENURE**  
Leasehold/share of freehold. The property is on a remainder of a 999 year lease from 1999 with an annual service charge of £840 per annum. Holiday lets and residential letting are approved and pets are allowed with consent from the management company.

**SERVICES**  
Mains water, drainage and electric.

**COUNCIL TAX**  
Band A

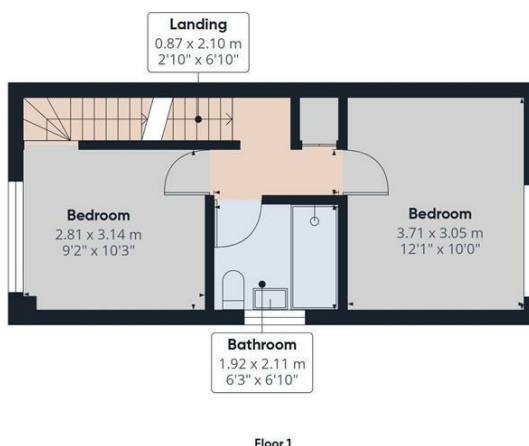
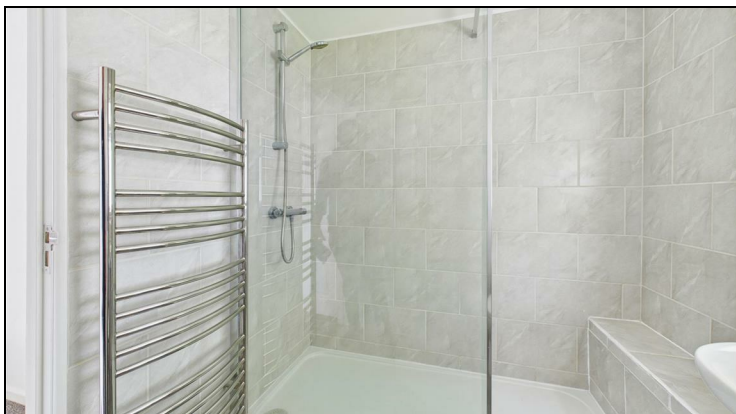
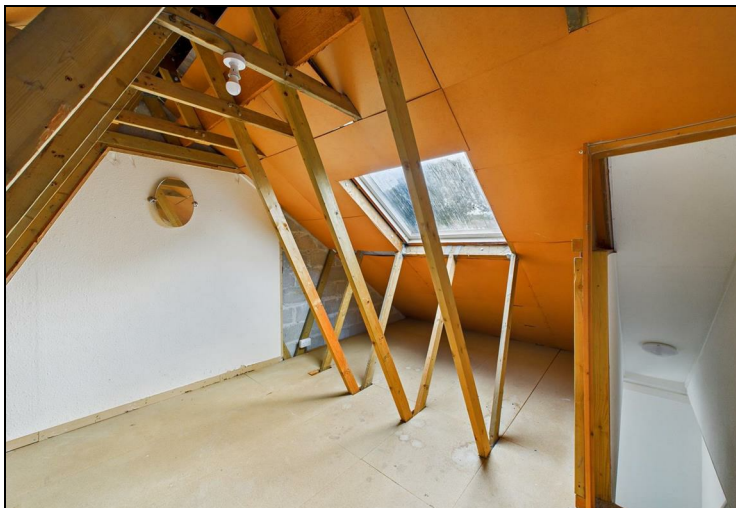
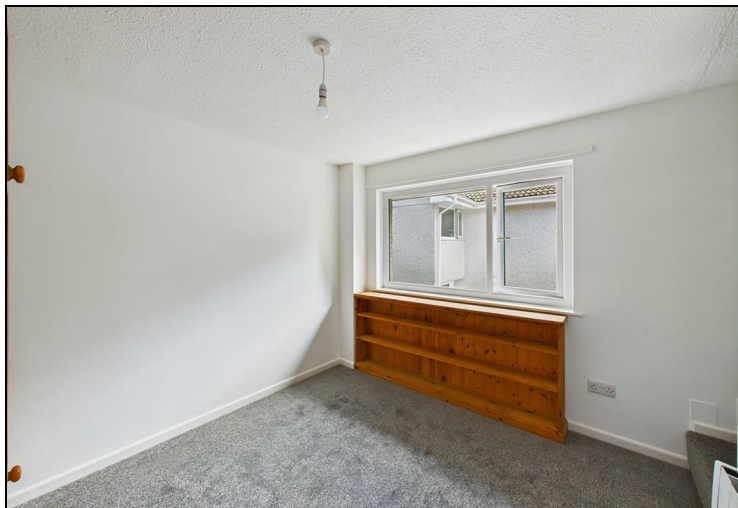
**BROADBAND AND MOBILE COVERAGE AVAILABILITY**  
Broadband – up to 80Mbps  
Mobile Coverage – likely  
(SOURCE: OFCOM)











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

83 m<sup>2</sup>  
894 ft<sup>2</sup>

**Balconies and terraces**

2.5 m<sup>2</sup>  
27 ft<sup>2</sup>

**Reduced headroom**

14.1 m<sup>2</sup>  
152 ft<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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