

St. Pirans Road



Newquay  
TR7 1JY

Guide Price £145,000

- ALLOCATED PARKING SPACE
  - DOUBLE BEDROOM
  - PERFECT FIRST HOME
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- CLOSE TO LOCAL BEACHES
  - DOUBLE GLAZING THROUGHOUT
- IDEAL INVESTMENT WITH AN EXPECTED RENTAL YIELD OF 5.8%
- CONNECTED TO ALL MAINS SERVICES
  - PRIVATE ACCESS
- PLEASE SCAN THE QR CODE OF MATERIAL INFORMATION



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**Tenure - Leasehold**

**Council Tax Band - B**

**Floor Area - 409.02 sq ft**



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#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to introduce this exceptionally well-positioned one-bedroom ground-floor apartment to the market, an inviting home that perfectly blends convenience, comfort and exciting potential. Set in the very heart of Newquay, the property places you just moments from a wide array of local amenities, vibrant cafés and restaurants, stunning coastal walks, and excellent transport links. Its central location makes it an outstanding choice for first-time buyers seeking an accessible lifestyle, as well as investors looking for a strong, reliable opportunity in one of Cornwall's most desirable coastal towns. With an expected rental income of approximately £700 per calendar month and an impressive rental yield of around 5.8%, this property represents a highly attractive investment prospect.

Inside, the apartment offers generous proportions throughout. A spacious kitchen/diner provides an ideal hub for cooking, dining, and entertaining, while the expansive lounge delivers a bright and comfortable space to unwind, with ample room for a variety of furnishings and layouts. The well-sized double bedroom offers a peaceful retreat, and the neatly presented shower room completes the practical and well-considered layout, supporting easy day-to-day living.

Externally, the property continues to impress with well-maintained communal gardens to the front, offering a pleasant outlook and a peaceful outdoor setting. The added advantage of an allocated parking space ensures convenience seldom found in such a central location.

The property is held on a 999-year lease from 1989 and benefits from an annual service charge of £1,200.

It is fully connected to mains water, electricity, gas and drainage, and sits within Council Tax Band B.

Viewings are highly recommended to appreciate all this home has to offer.

#### LOCATION

Newquay is one of Cornwall's most iconic and vibrant coastal towns, renowned for its stunning beaches, dramatic cliffside views, and laid-back lifestyle. With its blend of natural beauty and modern amenities, Newquay offers something for everyone, whether it's relaxing walks along the South West Coast Path, exploring boutique shops and independent cafés, or enjoying the town's thriving surf culture. Home to the world-famous Fistral Beach, a picturesque harbour, and a variety of restaurants and local markets, Newquay perfectly balances seaside charm with everyday convenience. Excellent transport links, a welcoming community, and a calendar full of events make this popular town an ideal place to enjoy year-round living on the Cornish coast.

#### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### ENTRANCE

Wooden door leading into:

#### KITCHEN/DINER

Skimmed ceiling. Dri-master. Double glazed window to the side aspect. Boiler. Extractor hood. Splash-back tiling. Stainless steel wash basin. Space for an oven and fridge-freezer. Radiator. Multiple plug sockets. Skirting. Tiled flooring.

#### LOUNGE

Skimmed ceiling. Double glazed window to the side aspect. Radiator. Television point. Multiple plug sockets. Skirting. Tiled flooring.

#### BEDROOM

Skimmed ceiling. Double glazed window to the rear aspect. Radiator. Multiple plug sockets. Skirting. Laminate flooring.

#### SHOWER ROOM

Skimmed ceiling. Extractor fan. Frosted double glazed window to the rear aspect. Splash-back tiling. Cubicle housing an electric shower. Wash basin. W.C. Radiator. Tiled flooring.

#### EXTERNALLY

#### COMMUNAL GARDEN

Externally, the property continues to impress with well-maintained communal gardens to the front, offering a pleasant outlook and a peaceful outdoor setting.

#### PARKING

The added advantage of an allocated parking space ensures convenience seldom found in such a central location. On-street parking can also be found close by.

#### TENURE

The property is held on a 999-year lease from 1989 and benefits from an annual service charge of £1,200.

#### SERVICES

It is fully connected to mains water, electricity, gas and drainage, and sits within Council Tax Band B.

#### AGENTS NOTE

Please note that the buyer will be responsible for covering the cost of obtaining the management pack required for the conveyancing process, which is £500.

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 963 years remaining (999 years from 1989)

Service charge: £1200 pa

Property type: Flat

Property construction: Standard construction



Energy Performance rating: D  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: None  
Broadband: ADSL copper wire  
Mobile coverage: O2 - Great, Vodafone - Great, Thee - Great, EE - Great  
Parking: Off Street, On Street, Private, and Allocated  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Level access  
Coal mining area: No  
Non-coal mining area: No  
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Needing To Sell?

Are you interested in this property  
but aren't currently in a proceedable  
position?

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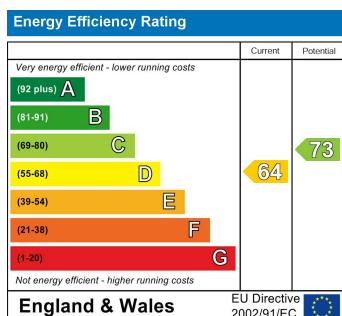
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me!

Approx Gross Internal Area  
39 sq m / 425 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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