



## 5 bed block of apartments to buy

Tower Road, ,, Newquay, Cornwall, TR7  
1LZ

**£260,000** Starting Bid

 x5  x4  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ 1 X 2 BED MASONETTE
- ✓ FOUR FLATS IN TOTAL
- ✓ 3 X 1 BED FLATS
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

. A FANTASTIC INVESTMENT OPPORTUNITY TO ACQUIRE A FREEHOLD BLOCK OF FOUR SELF-CONTAINED APARTMENTS IN A PRIME CENTRAL LOCATION BETWEEN FISTRAL BEACH AND NEWQUAY TOWN CENTRE. THIS PROPERTY IS IDEAL FOR BUY-TO-LET INVESTORS SEEKING A READY-MADE PORTFOLIO ADDITION.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties

This superb block of modern apartments is ideally located between Fistral Beach and the town centre, a great place to attract tenants as the landlord has consistently done during their 12 years of ownership. Sold owing to retirement this is an ideal opportunity for buy to let investors to acquire this freehold block for four self contained flats.

A pretty looking period house (originally) converted and sold with planning permission granted and building regulations approved for the conversion. With three one bedroom flats and one two bedroom maisonette as well as off street parking to the rear. Sold as a going concern investment, fully let on an AST basis.

As you approach the front entrance there is a stone chipped courtyard garden with beautiful period tiled walkway. The communal entrance into the main building provides access to three of the apartments with the fourth accessed separately from the rear.

One the ground floor to the front there is a one bed roomed apartment which has bay windowed living room, good sized double bedroom, large kitchen, and shower room to the rear.

On the first floor to the rear there is a one bed roomed apartment which is a studio style having separate kitchen, bedroom/sitting room, and bathroom.

To the front on the first and second floor is the two bed maisonette with a wonderful size bay windowed lounge/diner, large fitted bathroom, galley style kitchen as well as two bedrooms on the second floor, the rear of which enjoying sea views.

To the rear of the building there is access to the final flat, a self contained one bedroom which benefits from its own private entrance. This has a good size kitchen as well as bedroom, living room and shower suite.

The property benefits from two/three off street tarmacked parking spaces to the rear, UPVC double glazing throughout and modern, eco style electric radiators.

The property is sold as an ongoing, fully let investment. Flat 1 currently lets at £560 pcm, Flat 2 at £550, Flat 3 at £435 pcm, and Flat 4 at £600 pcm. These rents include water which costs the landlord approximately £100 pcm but all other utilities are the responsibility of the tenants. The communal electricity for the hallways etc costs approximately £36 per quarter, paid by the landlord.

The vendor has enjoyed many years of letting to several of the tenants in situ including one of whom is a family member, as such we are of the opinion that these are well under the current achievable market rents for residential flats of this type in the Newquay area. Landlords could therefore look to improve the yield with rent increases to suit their needs and to meet current market values.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £260,000

Property Type: Block of Apartments

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Tower Road, ,, Newquay, Cornwall, TR7 1LZ

Contact your local branch today for more information on this property:

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113, enquiries@jacksongreenpreston.co.uk, https://www.jacksongreenpreston.co.uk/**

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