

2 Bed Apartment In Sir Ector House Stret Constantine, Tregunnel Hill, TR7  
1GH £84,000





## **SHORT DESCRIPTION**

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Property Ref: 16569 We are pleased to present this exceptional apartment located at Sir Ector House, Tregunnel Hill, TR7, set within one of Newquay's most popular and sought-after areas. Perfectly positioned just a short distance from Fistral Beach and Newquay town centre, this property offers the ideal balance of coastal living and everyday convenience. This wonderful residence boasts two well-proportioned bedrooms, one bathroom, and a comfortable living area, providing ample space for modern living. The property also features a fully fitted kitchen, ideal for those who enjoy cooking and entertaining, along with access to a communal garden and the added benefit of driveway parking. Its prime location ensures easy access to a wide range of local amenities, including shops, restaurants, and transport links, all within close reach, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. Property Type: Apartment Full selling price: £240000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 35% Share price: £84000.00 Monthly rent based on 35% share: £309.45 Remaining lease (In Years): 113 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1621.68 Council tax band: C EPC rating: C Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

**2**

**Bed Room(s)**

**1**

**Bath Room(s)**

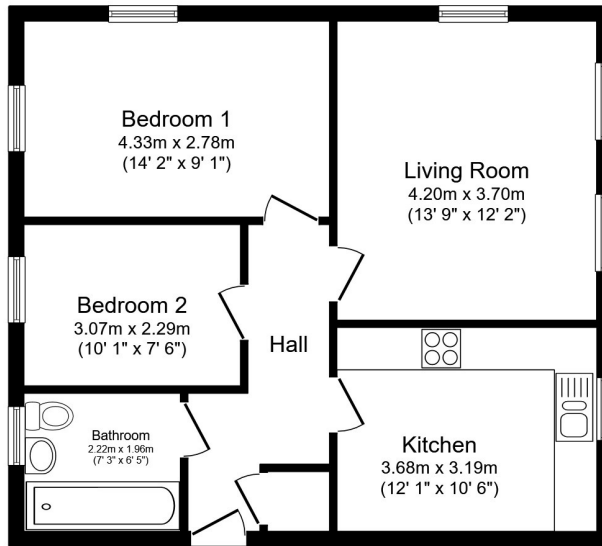
**1**

**Living Room(s)**

## **FLOOR PLAN**

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Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 58.6 sq.m. (631 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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