



## 2, Sunset Apartments 107-109 Tower Road, Newquay, TR7 1FF Offers in excess of £125,000

**\*\* OFFERED WITH NO ONWARD CHAIN \*\***

Set in a superb location on the edge of the town of Newquay and close to the stunning coastline lies this spacious one bed apartment. The town continues to be popular to many as a holiday destination and with plenty of local amenities and transport links, this property will be popular amongst most. We do recommend an early inspection.

The accommodation on offer briefly consists: Entrance hall, open planned lounge/diner/kitchen with bay fronted window, bedroom then leading to bathroom.

Goodmove are looking for a quick buyer, please contact the office for further details.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

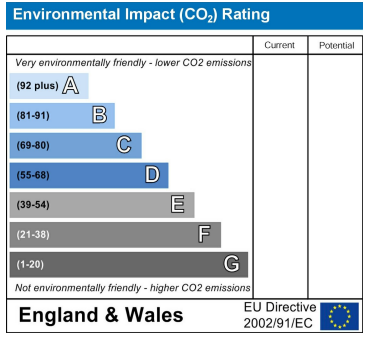
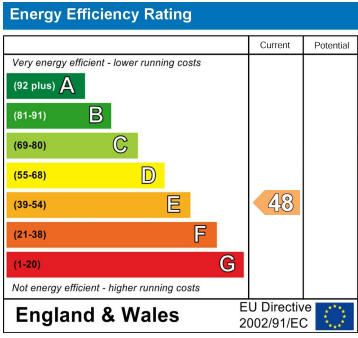
**Leasehold Information**

983 years remaining on the lease  
 Ground rent: £NA per annum  
 Maintenance charge: £528.50 per ANNUM

This information is provided by the vendor and should be verified during the conveyancing process.

**Section 21**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB  
 Tel: 0113 892 1166  
 sales@goodmove.co.uk  
 www.goodmove.co.uk