

4B, Trevose Avenue, Cornwall, TR7 1NJ

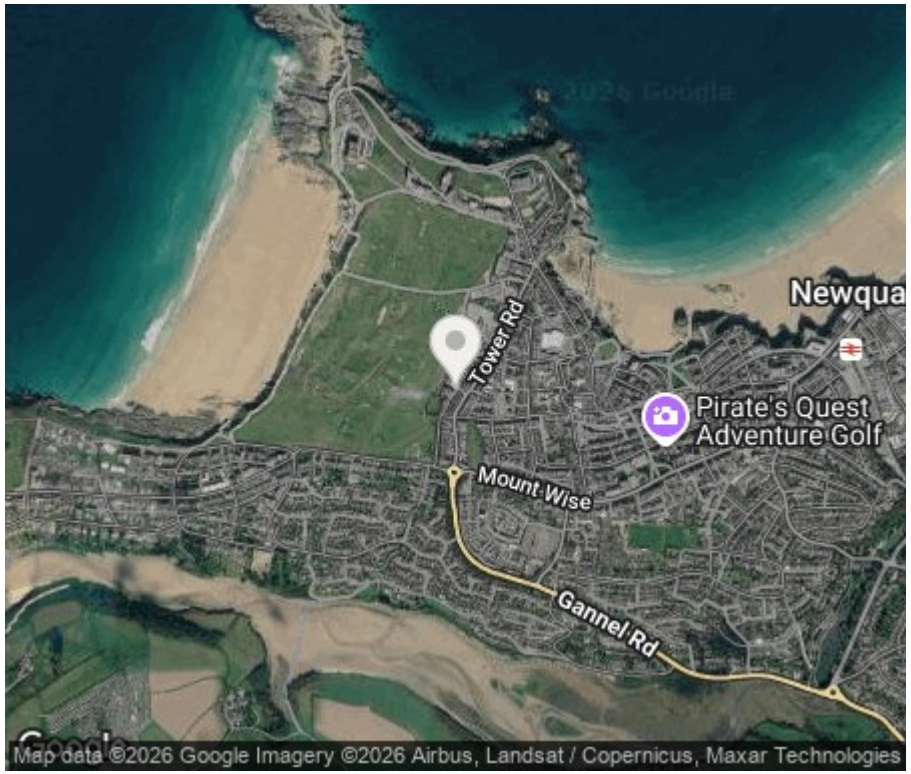
david ball
Agencies

Studio apartment CHAIN FREE which is within walking distance of FISTRAL BEACH. This property would be a ideal investment or suit a FIRST TIME BUYER or somebody looking for coast retreat. Early viewing is highly recommended.

Guide Price £70,000 Leasehold

Key Features

- First Floor
- Close Proximity To Newquay Town Centre & Beaches
- UPVC Double Glazing
- Ideal Lock Up & Go
- Studio Apartment
- Ideal with First Time Buyers Or Investors.
- Chain Free
- Walking Distance To Fistral Beach













The Property

A well presented chain free first floor studio flat situated in the convenient location of Trevose Avenue, within easy reach of Newquay town centre and its stunning beaches.

The property offers a bright and airy open plan living room/ kitchen/ bedroom space with a large bay window allowing plenty of natural light. The studio is complemented by a separate shower/cloakroom fitted with a shower, wash hand basin and WC.

Location

Trevose Avenue, just off Tower Road is one of Newquay's most coveted central addresses, perfectly positioned between the vibrant town centre and the world-famous Fistral Beach. This prime coastal location offers an exceptional lifestyle where both world-class surfing and everyday amenities are just a short stroll away.

Hall

2'7" x 3'11" (0.8 x 1.2)

Lounge/Kitchen/ Bedroom

16'8" x 12'1" (5.1 x 3.7)

The property features a UPVC double-glazed bay window to the rear and a wall-mounted radiator. The modern kitchen is fitted with a range of cabinetry comprising two base units, three wall cupboards, and a four-drawer stack, complemented by an inset stainless steel sink. Integrated appliances include an electric oven and a four-ring hob with a filter hood over.

Shower/Cloakroom

8'6" x 2'7" (2.6 x 0.8)

Fitted suite comprising shower cubicle, wash hand basin and low level flush WC.

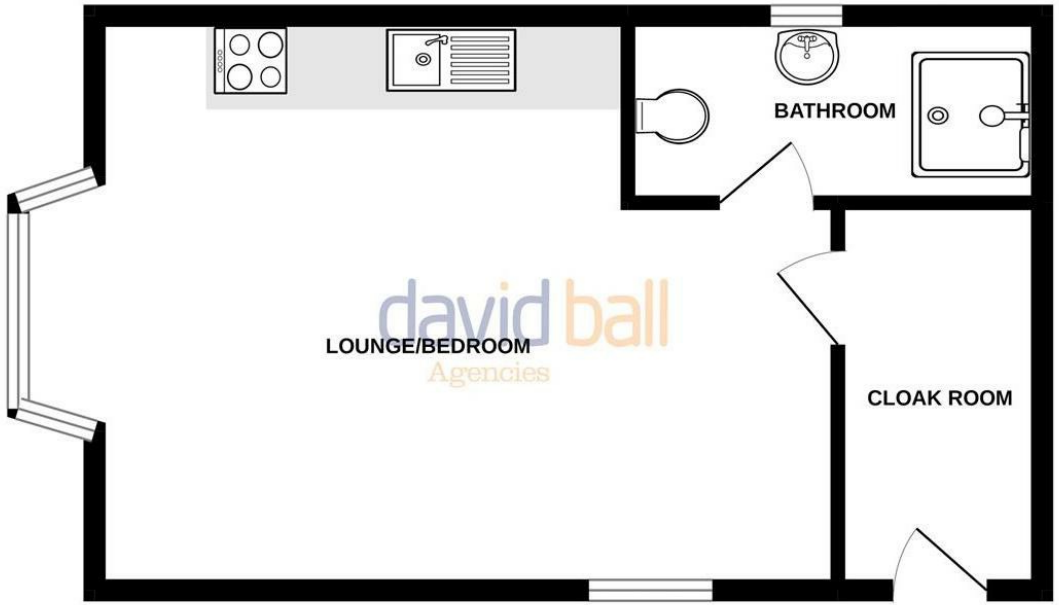
Services

The following services can be found at the property: Mains electricity, water and drainage, however, we have not verified any of the connections.

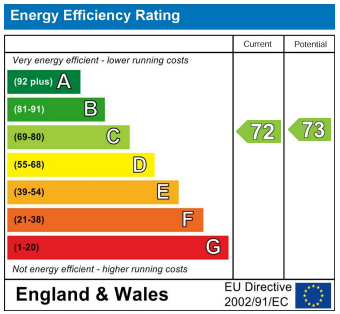
Leasehold Information

Ground rent-peppercorn of £0.00.
Service charge £65 pcm.
Lease started on the 13th November 2005 and is for 999 years.

FIRST 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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