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## Flat 2 2 Eliot Gardens, Newquay TR7 2QE

**£140,000**

AN EXCEPTIONALLY SPACIOUS AND RECENTLY REFURBISHED ONE BEDROOM GROUND FLOOR FLAT WITH A PRIVATE SOUTHERLY FACING COURTYARD AND ALLOCATED PARKING, LOCATED IN A TUCKED AWAY SPOT WITHIN EASY WALKING DISTANCE OF TOLCARNE AND GREAT WESTERN BEACHES AND THE TOWN CENTRE. PERFECT FOR FIRST TIME BUYERS AND OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** Flat

**RECEPTIONS:** 1 / **BEDROOMS:** 1 / **BATHROOMS:** 1

### FEATURES:

- EXCEPTIONALLY SPACIOUS AND RECENTLY REFURBISHED ONE BEDROOM FLAT
- SOUTHERLY FACING COURTYARD
- ALLOCATED PARKING
- NO ONWARD CHAIN
- NEW LOG BURNER INSTALLED IN 2024

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#### DESCRIPTION:

This exceptionally spacious one double bedroom flat has recently just been fully refurbished and offers an exceptional standard of accommodation just a few minutes walk from Tolcarne Beach....a brilliant location, just on the edge of the town centre within walking distance of many shops, cafes and bars. Within a short walk you will also find the beautiful Trenance Boating Lake and Gardens which has a popular cafe and many peaceful areas to sit and enjoy the surroundings.

Offering plenty of space, flexibility and a great standard of accommodation this property has been lovingly cared for and much improved by the current owners recently with a brand new kitchen, mostly new carpets and decor throughout.

A welcoming entrance hallway guides you into this property where you will find some useful storage and a cupboard housing the water tank. At the front the lounge is particularly generous with a box bay window to the front and a log burner which was replaced in 2024. The kitchen has been completely replaced with 'on-trend' fresh green cupboards. There's space for a fridge freezer, washing machine and an oven.

At the rear, the double bedroom has dual aspect windows and recently replaced carpet, a great size room with plenty of natural light.

Off from the hallway, the bathroom which has been lightly refurbished features a bath with a shower over, a wc and wash basin.

This property has electric heating that was upgraded in 2020, the windows are all upvc double glazed.

Externally, there's a neat southerly facing courtyard style area which is for the sole use of this property. There's allocated parking at the rear for one car with additional visitor spaces.

#### LEASE INFORMATION

The owners of this property own a share of the freehold shared between just three owners.

Pets are permitted

Holiday letting is not permitted

There is no ground rent

The lease charge is £56.00 pcm

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Lounge  
5.23m x 3.96m (17'2 x 13'0)

.

Kitchen  
2.84m x 2.31m (9'4 x 7'7)

.

Bedroom  
3.71m x 3.38m (12'2 x 11'1)

.

Bathroom

.



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**FLOORPLAN:**

GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581sq.ft. (54.0 sq.m.) approx.

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
Very energy efficient - lower running costs	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
England & Wales		72	75
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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