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Flat 4 18 St. Georges Road, Newquay TR7 1RE

£285,000

A FANTASTIC EXAMPLE OF A RECENTLY REFURBISHED TWO BEDROOM LUXURY FIRST FLOOR APARTMENT. THIS PROPERTY IS JUST A FEW MINUTES FROM THE TOWN AND BEACHES AND IS PERFECT FOR THOSE LOOKING FOR A BOLT HOLE OR HOME BY THE SEA. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Apartment - Purpose Built

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

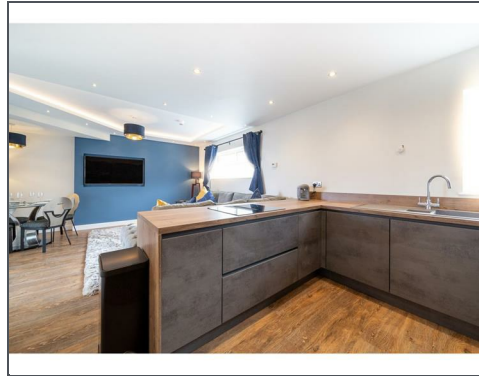
FEATURES:

- TWO BEDROOM LUXURY FIRST FLOOR APARTMENT
- BALCONY WITH SEA VIEWS
- NEWLY REFURBISHED TO A HIGH END LUXURY STANDARD
- ONLY A FEW MINUTES WALK TO THE TOWN CENTRE AND MANY BEACHES
- ALLOCATED PARKING
- ALL MAINS SERVICES
- LUCRATIVE INVESTMENT
- BRAND NEW 999 YEAR LEASE
- NO RESTRICTIONS

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DESCRIPTION:

This newly refurbished two bedroom apartment is located within easy walking distance of the vibrant town centre and the world famous Fistral Beach. St Georges Road is a highly desirable tree lined street close to multiple restaurants that are virtually on your doorstep. Thai, Indian, Japanese, Chinese and Italian cuisine is served in and around the town centre, just a few minutes away from the property. Grab a morning coffee from one of the town's coffee shops or quaint cafes, and stick around for an award-winning pasty at lunch time!

It's no exaggeration to say that the surrounding area offers an endless supply of beautiful, family friendly walks and beaches that are guaranteed to keep children exploring & tails wagging. The sought after coastal town of Newquay has recently been named as one of the UK's most desirable places to live and it's not difficult to see why! Hugged by miles of sandy beaches offering world class waves, family friendly rock pools and calm water for paddle boarding there is something for everyone to enjoy with plenty of businesses offering surf tuition, coasteering, paddle boarding, kayaking there really is something for everyone!

This entire building has been renovated to an impeccable standard. There are just five apartments with no restrictions, all perfect for holiday letting or would make a great home.

The impressive communal entrance makes for a great first impression with high gloss tiles and stairs to the first floor. This apartment can be found on the first floor and enjoys sea views from a balcony. An open plan kitchen lounge diner offers enough space for cooking, dining, and relaxing with plenty of natural light. Within this space, there is ample room for lots of furniture and a practical, contemporary luxury kitchen with an integrated oven, induction Bosh hob, washing machine, dish washer and fridge freezer. This area has the added luxury of a balcony with stunning views of the ocean and north Cornish coastline, the perfect spot for a coffee in the morning sun or to enjoy a glass of wine after a day relaxing at one of the many beaches. There is also a beautifully tiled bath room which wouldn't look out of place in a Spa hotel!

Both bedrooms are immaculately decorated with high quality carpets. The main bedroom features a bay window to the front and a walk in dressing room and the second bedroom is at the rear.

This property has upvc double glazed windows and gas central heating throughout powered by a combination boiler located in a cupboard in the bathroom. At the rear, there's allocated parking for one car.

In summary, this property is absolutely perfect as a home or for holiday use, The location, condition and finish are superb and will appeal to many as well as provide a good return on investment from day one.

LEASE DETAILS:

A brand new 999 year lease is currently being arranged.

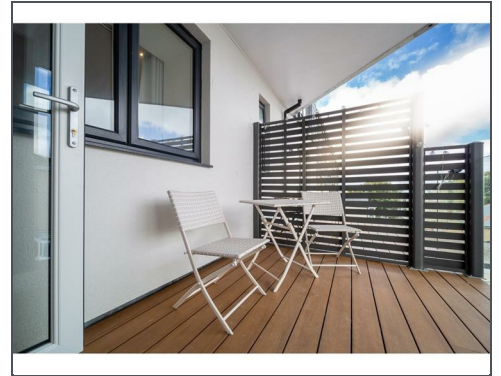
The current owner estimates an annual service charge of £600.00 - £700.00 per year to include ground rent.

There will be no restrictions, long letting, holiday letting, and pets are permitted.

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Hallway
5.13m x 1.55m (16'10 x 5'1)

Bedroom 1
3.45m x 3.18m (11'4 x 10'5)

Bedroom 2
3.18m x 2.92m (10'5 x 9'7)

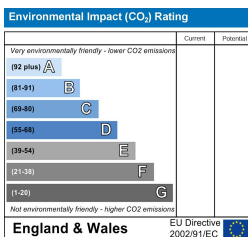
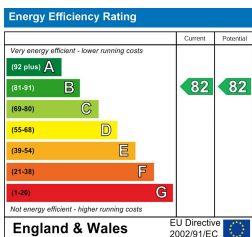
Kitchen Lounge Diner
6.71m x 4.75m (22'0 x 15'7)

Bathroom
3.23m x 2.97m (10'7 x 9'9)

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FLOORPLAN:



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