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## 10 Cranstar Apartments Hilgrove Road, Newquay TR7 2QW

**£180,000**

LOCATED JUST A SHORT WALK TO NEWQUAY TOWN CENTRE AND A FEW MINUTES TO TOLCARNE BEACH, THIS TWO BEDROOM GROUND FLOOR APARTMENT IS SPACIOUS, BRIGHT AND VERY WELL PRESENTED WITH SECURE UNDER GROUND PARKING. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Flat

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

### FEATURES:

- TWO BEDROOM GROUND FLOOR APARTMENT
- SECURE, ALLOCATED PARKING
- NO ONWARD CHAIN
- WALKING DISTANCE TO THE TOWN CENTRE AND CHESTER ROAD
- VERY WELL PRESENTED THROUGHOUT
- PLENTY OF NATURAL LIGHT
- PERFECT FOR FTB
- JUST A FEW MINUTES WALK TO TOLCARNE BEACH

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#### DESCRIPTION:

Welcome to Number Ten Cranstar Apartments, a well-presented two-bedroom apartment ideally positioned between Newquay town centre and the Chester Road shopping centre. This popular residential development enjoys a convenient location within easy reach of a wide range of local amenities, making it an attractive choice for first time buyers and investors alike.

One of Cranstar Apartments' most appealing features is its level walk into Newquay town centre, where residents can enjoy the stunning Cornish coastline, an excellent selection of bars and restaurants, and convenient transport connections.

Accessed off Hilgrove Road, the property benefits from an allocated parking space within a secure underground garage.

Stepping inside, a spacious entrance hall provides access to all rooms. The heart of the home is the bright and airy dual-aspect open-plan lounge, kitchen and dining area. Finished with attractive oak-effect laminate flooring, this versatile living space enjoys an abundance of natural light and space for plenty of lounge and dining furniture. The kitchen is fitted with a range of contemporary white gloss units and includes a double oven, gas hob, integrated fridge-freezer, plumbing for a washing machine, and a useful storage cupboard housing the gas combination boiler.

The apartment offers two well-proportioned bedrooms, both providing ample space for bedroom furniture and storage. The principal bedroom further benefits from extensive built-in wardrobes.

The bathroom is fully tiled and fitted with a modern white suite, including a generous double shower.

Outside, residents have access to a front terrace area with communal washing lines, while there's a communal outdoor terrace to the front of the apartment. The property additionally includes an allocated parking space within the communal garage.

Tenure- Leasehold.

Remainder of a 999-year lease from 27th January 2007.

Ground rent: £24 per annum.

Service charge and building insurance are managed on an ad-hoc basis, with costs agreed by residents at the Annual General Meeting or as required for maintenance works.

Previous annual charge: £434.57.

Pets are permitted subject to management company approval.

Long-term residential tenancies are permitted.

Holiday letting and short-term rental use are not permitted within the development.

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Hallway  
3.89m x 3.18m (12'9 x 10'5)

Shower Room  
2.57m x 1.63m (8'5 x 5'4)

Bedroom 1  
5.08m x 2.95m (16'8 x 9'8)

Bedroom 2  
4.45m x 1.96m (14'7 x 6'5)

Kitchen  
3.23m x 2.49m (10'7 x 8'2)

Lounge Diner  
5.99m x 3.25m (19'8 x 10'8)

#### Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:

GROUND 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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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		
<b>82</b>	<b>82</b>	
England & Wales	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.