

"Estate Agency is evolving...evolve with us"



24a Grosvenor Avenue, Newquay TR7 1BQ

£175,000

A WELL-PRESENTED 2-BEDROOM GROUND-FLOOR APARTMENT FEATURING AN INTERCONNECTING LIVING AREA, DINER AND KITCHEN THAT CREATES A SMOOTH, OPEN FLOW THROUGHOUT THE HOME. A USEFUL OUTDOOR AREA SITS TO THE SIDE, IDEAL FOR SEATING OR STORING BEACH ESSENTIALS. LOCATED WITHIN WALKING DISTANCE OF NEWQUAY'S BEACHES, IT OFFERS AN APPEALING BLEND OF CONVENIENCE AND COASTAL LIVING.

PROPERTY TYPE: Flat

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

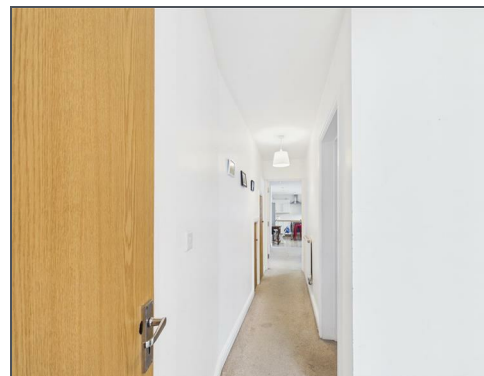
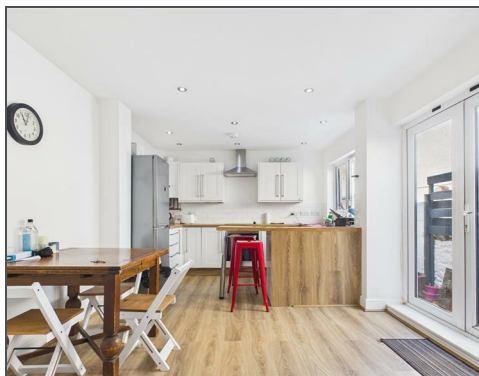
- SPACIOUS GROUND FLOOR FLAT
- 2 DOUBLE BEDROOMS
- 50% SHARE OF FREEHOLD
- OUTDOOR SPACE
- CAN BE SOLD WITH VACANT POSSESSION
- 999 YEAR LEASE (NEW)

01637 877754

info@momovenewquay.co.uk

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DESCRIPTION:

Located on Grosvenor Avenue, Newquay, this spacious and flowing ground-floor property provides comfortable living spaces in an accessible and desirable location.

Complete with two good-sized double bedrooms and a bathroom, with substantial emphasis being placed on the open-concept kitchen/living area, which offers a welcoming atmosphere for daily living and entertaining. Enhancing the overall appeal of the property and its favourable surroundings.

Its proximity to the town's beautiful beaches, accessible within a leisurely walking distance, ensures you can enjoy the coastal lifestyle that Newquay offers.

Further convenience is offered with major supermarkets nearby, making daily errands and grocery shopping a breeze.

This property is sure to please those seeking a balanced blend of comfort and convenience, within walking distance of the best of what Newquay offers.

Currently in occupation with a long-term tenant, you will have the option to purchase with the tenant in situ, or the property can be offered with vacant possession.

The current vendor owns the entire building and is in the process of creating two separate long-term leases (999 years) for 24a and 24b. On completion, the purchaser of 24a will acquire a 50% share of the freehold, jointly held with the owner of the first-floor apartment (24b). The vendor has also confirmed that the new lease for 24a will specify that all future costs relating to the maintenance and upkeep of the building—including buildings insurance premiums and any associated administrative expenses—will be shared equally between both freeholders.

Please contact the agent for more information on the current letting arrangements.

Kitchen/Living/Diner
3.35 x 7.78 (10'11" x 25'6")

Bedroom 1
3.29 x 3.41 (10'9" x 11'2")

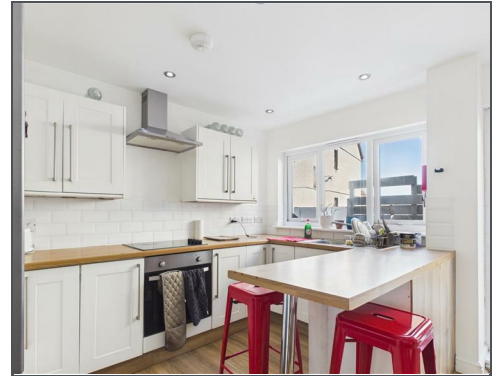
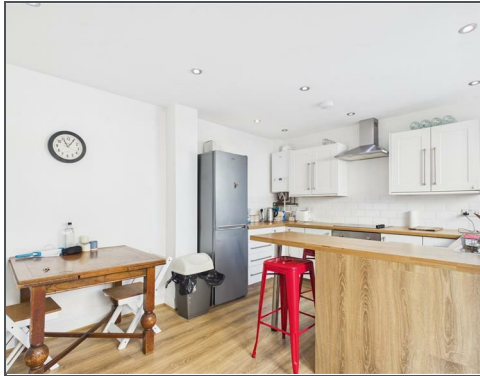
Bedroom 2
3.74 x 2.86 (12'3" x 9'4")

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Bathroom
2.52 x 1.61 (8'3" x 5'3")

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.

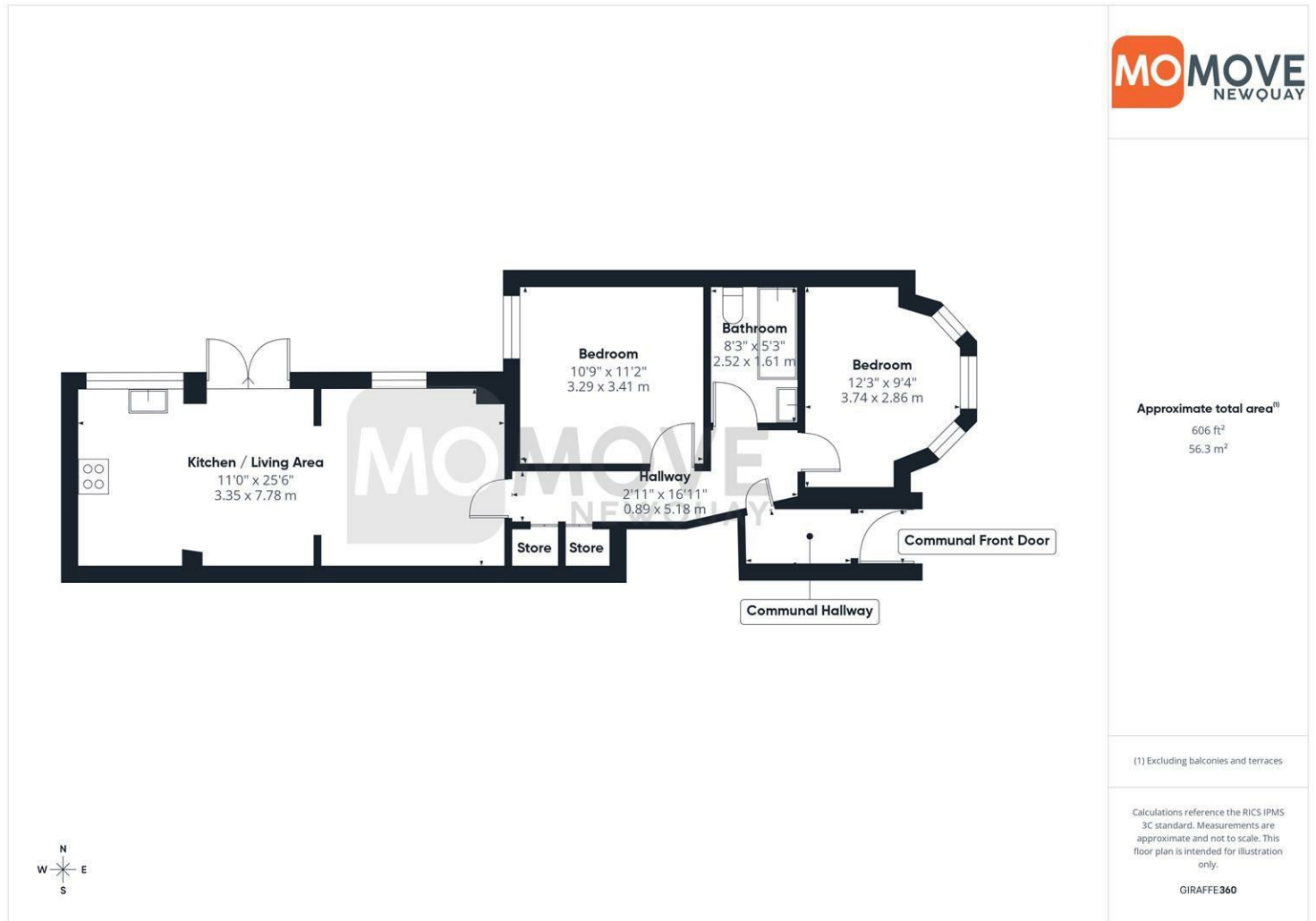
Items shown in photographs are not included unless specifically mentioned in the sales particulars.

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:



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.