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## 9 The Edge 29 Edgcumbe Avenue, Newquay TR7 2NL

**£225,000**

A DECEPTIVELY SPACIOUS AND IMMACULATELY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT WITH ALLOCATED PARKING AND A BALCONY, ONLY A SHORT DISTANCE TO NEWQUAY TOWN CENTRE AND MANY BEAUTIFUL BEACHES. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Apartment

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

### FEATURES:

- IMMACULATE TWO BEDROOM FIRST FLOOR APARTMENT
- BALCONY WITH ACCESS FROM A BEDROOM AND THE LIVING AREA
- ALLOCATED PARKING
- ONLY A SHORT WALK TO THE TOWN CENTRE AND MANY BEACHES
- NO ONWARD CHAIN
- IDEAL AS A HOLIDAY LET
- SPACIOUS AND WELL PROPORTIONED ACCOMMODATION
- BUILT IN STORAGE
- MAINS WATER, DRAINAGE AND ELECTRIC

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#### DESCRIPTION:

Welcome to Number one The Edge, a first floor apartment with the highly regarded purpose built development of 'The Edge' just on the outskirts of main town centre. Within a short walk are two of Newquay's most beautiful beaches; Great Western and Tolcarne, both perfect for families and surfers!

Newquay offers something for everyone! Highly regarded nurseries, primary schools and secondary schools are prevalent throughout the area. This reality often makes Newquay a front runner for families who are purchasing a home with children in mind. The convenient location of this property also means that Trenance Park, The Heron Tennis club, The Boating Lake, popular schools and the main town centre are all within easy reach. Edgcumbe Avenue is an ideal location for families with young children with so many amenities on your door step!

A neat, well kept communal entrance guides you into this building and up to the first floor where you will find Number Nine. An entrance hallway provides access to all the other rooms. At the far end of the hallway, you will find the lounge/diner which is a spacious yet cosy area with access to the balcony. There's ample space for lounge and dining furniture with ample room for the whole family to relax after a long day at the beach. The kitchen, which has a window to the rear features a range of beech effect units with space for a washing machine and an integrated fridge freezer and oven.

Both bedrooms are good size doubles, the largest has built in storage and direct access to the balcony, perfect for a morning coffee alfresco!

The bathroom is fully tiled, modern and fresh with a bath and electric shower over.

Externally, there's allocated parking for one car and a communal seating area. This property has electric heating throughout with a cupboard housing the water tank in the main bedroom. It is presented to a great standard throughout with modern, neutral decor and floor coverings.

#### LEASE INFORMATION:

999 YEAR LEASE, NEW IN 2003  
GROUND RENT: £175 per annum  
SERVICE CHARGE: £745.42 per annum  
HOLIDAY LETTING AND PETS ARE PERMITTED

In summary, the location of this property is exceptional, tucked away yet just a couple of minutes walk to two stunning beaches and only a few minutes further to the main town centre.

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Hallway  
4.04m x 1.30m (13'3 x 4'3)

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Lounge  
4.47m x 4.09m (14'8 x 13'5)

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Bedroom 1  
3.63m x 2.87m (11'11 x 9'5)

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Bedroom 2  
3.81m x 2.90m (12'6 x 9'6)

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Bathroom  
2.11m x 1.78m (6'11 x 5'10)

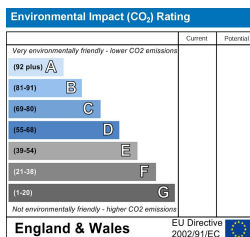
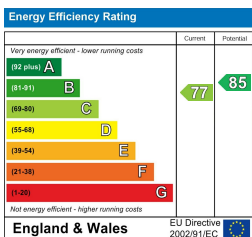
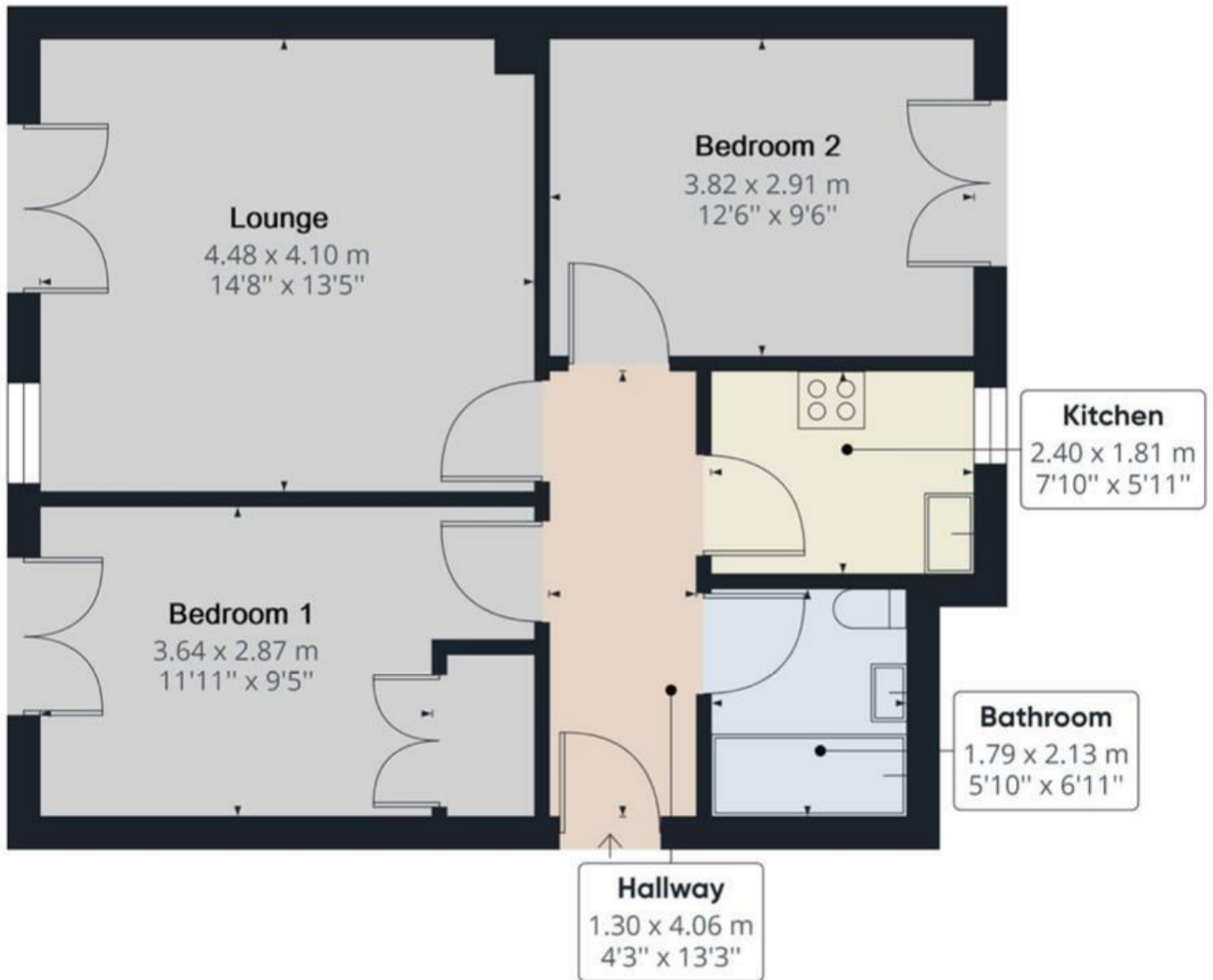
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FLOORPLAN:



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