

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



24b Grosvenor Avenue, Newquay TR7 1BQ

£200,000

A UNIQUE SPLIT LEVEL 2-BEDROOM APARTMENT FEATURING A SUN-DRENCHED BALCONY LOCATED JUST A STONE'S THROW FROM THE TOWN CENTRE. THIS PRIME LOCATION ENSURES THAT YOU CAN ENJOY A PEACEFUL HOME LIFE WITH THE EXCITEMENT OF TOWN AMENITIES RIGHT AT YOUR DOORSTEP.

PROPERTY TYPE: Flat - Conversion

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

FEATURES:

- SPACIOUS SPLIT LEVEL APARTMENT
- ELEVATED BALCONY
- 2 DOUBLE BEDROOMS
- 999 YEAR LEASE (NEW)
- 50% SHARE OF FREEHOLD
- CAN BE SOLD WITH VACANT POSSESSION

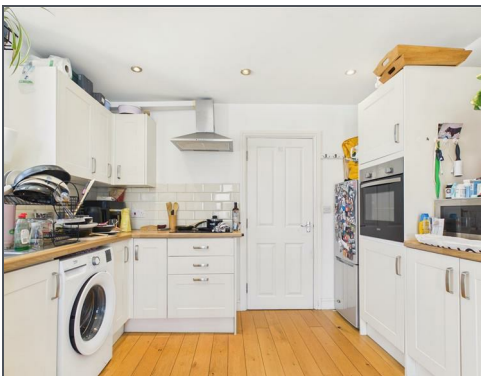
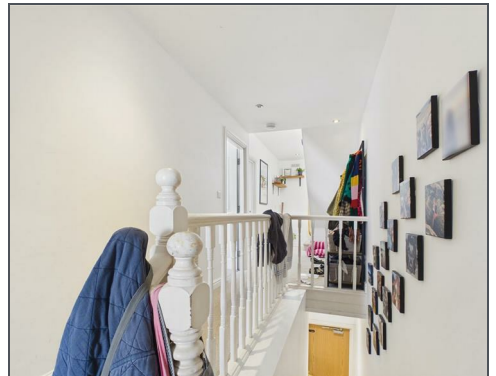
01637 877754

info@momovenewquay.co.uk

www.momove.co.uk



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



DESCRIPTION:

Welcome to 24b Grosvenor Avenue, Newquay, a stylish two-story property located in the vibrant town of Newquay.

The first floor features a westerly-facing balcony area offering lots of sunlight, a comfortable living room boasting heaps of natural light and a spacious ambience. Additionally, you will find a well-appointed kitchen equipped with a gas boiler and ample space for appliances, a cosy dining area, and a good-sized double bedroom.

The grandeur extends to the upper level, where you'll discover a second bedroom adorned with an exquisite stone feature wall and bathed in natural light.

A functional bathroom completes this floor, conveniently equipped with a shower over the bath. With a neutral colour scheme throughout.

The apartment lends itself to personal styling, making it the perfect backdrop for your decor. This property promises comfortable living in a desirable location, perfectly suited for small families or couples alike.

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 24b and 24a. On completion, the purchaser of 24b will acquire a 50% share of the freehold, jointly held with the owner of the ground-floor apartment (24a). The vendor has also confirmed that the new lease for 24b 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.

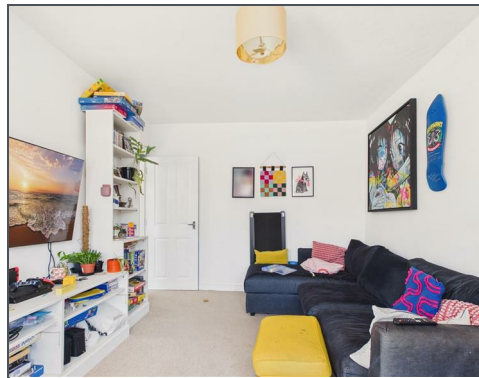
01637 877754

info@momovenewquay.co.uk

www.momove.co.uk



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



Kitchen/Diner
14'6" x 10'11"

Living Room
15'1" x 10'5"

First Floor Bedroom
11'1" x 11'1"

Second Floor Bedroom
13'8" x 13'8" with reduced headroom

Bathroom
18'6" x 5'2"

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.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk



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

FLOORPLAN:



Directions:

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.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk