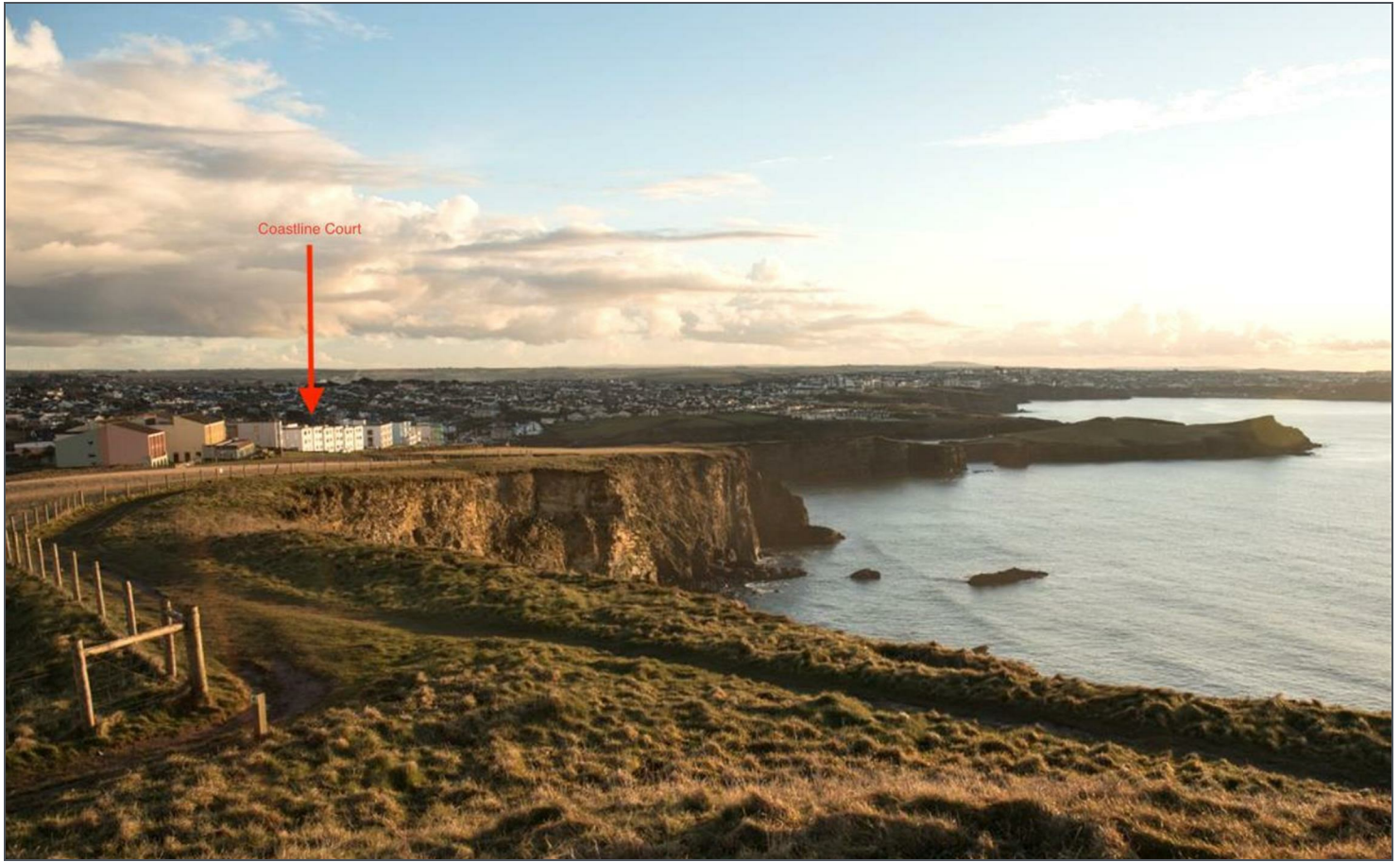


"Estate Agency is evolving...evolve with us"



28 Coastline Court Watergate Road, Newquay TR7 3LX

£860 Per month

AVAILABLE IMMEDIATELY IS THIS SPACIOUS 2 BEDROOM, OPEN PLAN APARTMENT IN THE SOUGHT AFTER LOCATION OF PORTH WITH PARKING.

****OUR LINES ARE EXTREMELY BUSY THEREFORE WE ASK ALL ENQUIRIES ARE TO BE MADE VIA THE RIGHTMOVE 'EMAIL AGENT' OR 'REQUEST DETAILS' FORM ONLY.**

PROPERTY TYPE: Apartment

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

FEATURES:

- TWO BEDROOM APARTMENT with NO ONWARD CHAIN
- SEA VIEWS
- A FEW MINUTES WALK TO PORTH BEACH
- ALLOCATED PARKING
- OPEN PLAN KITCHEN LOUNGE DINER
- COUNCIL TAX BAND A

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DESCRIPTION:

Available immediately is this 1st floor 2 bedroom apartment that has a lovely sea view from one of the bedroom windows. The accommodation is particularly light, airy and well laid out.

An entrance hallway gives way to two double bedrooms which are decorated in a modern, stylish way. The lounge, which is dual aspect has far reaching views across roof tops to Newquay Bay and the town. Off from the lounge, the kitchen benefits from a good range of modern white units with space for a washing machine and fridge freezer and an integrated oven and gas hob. The bathroom is modern and in good condition with a shower over the bath, a wc and wash basin.

This property has gas central heating and UPVC double glazing. The decor is modern and fresh with laminate floors throughout.

Monthly Rent + Bills: £860

Security Deposit: £990

EPC Rating: C

Council Tax Band: A

A non-refundable holding deposit of £195 is required once an application proceeds to referencing. This amount will be deducted from the first months rent upon commencement of the 6 month tenancy.

Tenants are responsible for all bills including Gas, Electric, Water, Council Tax, TV licence, Broadband etc through the duration of the tenancy.

****Our telephone lines are extremely busy at present so please enquire via the online Rightmove email agent tab. One of our agents will then be in touch with a pre-application form which will then be shortlisted for viewings. All applicants over the age of 18 are required to fill out the pre-application form and all applicants will be required to submit full referencing should they be the successful candidate(s)**

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FLOORPLAN:



TOTAL APPROX. FLOOR AREA 49.0 SQ.M. (527 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Not energy efficient - higher running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
England & Wales		74	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
 Very environmentally friendly - lower CO2 emissions Not environmentally friendly - higher CO2 emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
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.

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