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6 Dandre Apts 2 Hilgrove Road, Newquay TR7 2QY

£165,000

A SPACIOUS AND WELL PRESENTED ONE BEDROOM TOP FLOOR FLAT WITH SEA GLIMPSES AND OFF ROAD PARKING FOR TWO CARS, LOCATED IN A TUCKED AWAY SPOT WITHIN EASY WALKING DISTANCE OF TOLCARNE BEACH, THE BARROWFIELDS AND THE TOWN CENTRE. PERFECT FOR FIRST TIME BUYERS.

PROPERTY TYPE: Apartment

RECEPTIONS: 1 / BEDROOMS: 1 / BATHROOMS: 1

FEATURES:

- SPACIOUS ONE BEDROOM TOP FLOOR APARTMENT
- FAR REACHING SEA GLIMPSES
- OFF STREET PARKING FOR TWO CARS
- CENTRALLY LOCATED YET TUCKED AWAY
- JUST A FEW MINUTES WALK TO TOLCARNE BEACH AND THE BARROWFIELDS
- TESCO EXPRESS JUST AROUND THE CORNER
- PERFECT FOR FTB
- VERY WELL PRESENTED THROUGHOUT
- EPC TO FOLLOW

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www.momove.co.uk

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DESCRIPTION:

Set in a tucked away and brilliant central location, this bright and modern apartment is ideally positioned for enjoying all that Newquay has to offer — from its world-class surfing and eclectic mix of shops, restaurants, and bars, to scenic walks and the nearby Trenance Valley and Boating Lake. A Tesco Express is just around the corner for everyday essentials.

Situated on the top floor of a well-maintained building, Number 6 is accessed via a neat, well maintained communal entrance with stairs to all floors.

Inside, a welcoming hallway leads to a generously sized double bedroom with a side-facing window offering natural light and a quiet outlook.

The open-plan living space is both stylish and practical, with a dual aspect providing an abundance of light and far-reaching sea glimpses. There's ample room for lounge and dining furniture, making it an ideal space for relaxing or entertaining. The kitchen is sleek and contemporary, fitted with a range of high-gloss units and integrated appliances including an electric oven, hob, fridge, and freezer.

Completing the accommodation, the shower room is modern and immaculately finished, featuring a double shower enclosure, WC, and wash basin.

Further benefits include gas central heating, uPVC double glazing throughout, and a wall-mounted combination boiler located in the kitchen.

The property is held on a long 999-year lease from 2002.

Ground Rent: £150 per annum

Service Charge: £150 per annum

Please note: holiday letting and pets are not permitted, long-term letting is allowed.

Whether you're a first-time buyer, a downsizer, or an investor looking for a low-maintenance coastal home in an exceptional location, this apartment is not to be missed.

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Hallway
2.26m x 0.97m (7'5 x 3'2)

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Lounge Diner Area
4.70m x 4.34m (15'5 x 14'3)

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Kitchen Area
2.44m x 2.44m (8'0 x 8'0)

.

Bedroom
3.73m x 2.84m (12'3 x 9'4)

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Shower Room
2.92m x 1.85m (9'7 x 6'1)

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FLOORPLAN:

GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 sq.m.) approx.

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) 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			
(92-100) 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.

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