MONOVE NEWQUAY

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



6 Dandre Aprtments 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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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)

Lounge Diner Area

4.70m x 4.34m (15'5 x 14'3)

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

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

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

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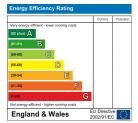
FLOORPLAN:

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



TOTAL FLOOR AREA: \$22 sq.ft. (48.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorigan contained here, measurements of doors, window, scroons and any other times are approximate and no responsibility to taken for any error, and any other times are approximate and no responsibility to taken to any error, prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or difficiency can be given.





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