MO MOVE NEWQUAY

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Flat 2 2 Eliot Gardens, Newquay TR7 2QE £140,000

AN EXCEPTIONALLY SPACIOUS AND RECENTLY REFURBISHED ONE BEDROOM GROUND FLOOR FLAT WITH A PRIVATE SOUTHERLY FACING COURTYARD AND ALLOCATED PARKING, LOCATED IN A TUCKED AWAY SPOT WITHIN EASY WALKING DISTANCE OF TOLCARNE AND GREAT WESTERN BEACHES AND THE TOWN CENTRE. PERFECT FOR FIRST TIME BUYERS AND OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Flat RECEPTIONS: 1 / BEDROOMS: 1 / BATHROOMS: 1

FEATURES:

- EXCEPTIONALLY SPACIOUS AND RECENTLY REFURBISHED ONE BEDROOM FLAT
- SOUTHERLY FACING COURTYARD
- ALLOCATED PARKING
- NO ONWARD CHAIN
- NEW LOG BURNER INSTALLED IN 2024

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DESCRIPTION:

This exceptionally spacious one double bedroom flat has recently just been fully refurbished and offers an exceptional standard of accommodation just a few minutes walk from Tolcarne Beach....a brilliant location, just on the edge of the town centre within walking distance of many shops, cafes and bars. Within a short walk you will also find the beautiful Trenance Boating Lake and Gardens which has a popular cafe and many peaceful areas to sit and enjoy the surroundings.

Offering plenty of space, flexibility and a great standard of accommodation this property has been lovingly cared for and much improved by the current owners recently with a brand new kitchen, mosly new carpets and decor throughout.

A welcoming entrance hallway guides you into this property where you will find some useful storage and a cupboard housing the water tank. At the front the lounge is particularly generous with a box bay window to the front and a log burner which was replaced in 2024. The kitchen has been completely replaced with 'on-trend' fresh green cupboards. There's space for a fridge freezer, washing machine and an oven.

At the rear, the double bedroom has dual aspect windows and recently replaced carpet, a great size room with plenty of natural light.

Off from the hallway, the bathroom which has been lightly refurbished features a bath with a shower over, a wc and wash basin.

This property has electric heating that was upgraded in 2020, the windows are all upvc double glazed.

Externally, there's a neat southerly facing courtyard style area which is for the sole use of this property. There's allocated parking at the rear for one car with additional visitor spaces.

LEASE INFORMATION

The owners of this property own a share of the freehold shared between just three owners. Pets are permitted Holiday letting is not permitted There is no ground rent The lease charge is $\pounds 56.00$ pcm

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Lounge 5.23m x 3.96m (17'2 x 13'0)

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Kitchen 2.84m x 2.31m (9'4 x 7'7)

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Bedroom 3.71m x 3.38m (12'2 x 11'1)

Bathroom

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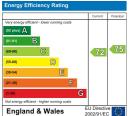
FLOORPLAN:

GROUND FLOOR 581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 581sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floroplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mercipia «Coops and pagina".





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