

Flat B, 45 Edgcumbe Avenue, Newquay, TR7 2NL



**IDEAL FIRST OR INVESTMENT BUY | TOWN CENTRE LOCATION |
First floor studio apartment close to Newquay Town Centre,
beaches and local amenities with off-road parking for one vehicle.**

- PRIVATE PARKING SPACE
- 260sq ft
- Electric heating and double glazing
- First floor studio apartment
- Bathroom with full length bath
- Convenient town centre location
- Ideal investment or first time buy

Price £79,950 Leasehold

Located on Edgcumbe Avenue and within a five minute walk of Newquay town centre and Great Western beach, this first floor studio apartment offers a great opportunity for first time buyers or buy to let investors. The apartment benefits from a private off road parking space, a valuable asset in such a central Newquay location.

Newquay Town has become a highly popular residential and holiday destination thanks to an influx of independent cafes, coffee shops and bars as well as the flexible modern nature of working, it has led to an increased number of younger people moving to the area to enjoy the natural beauty of the coastline on the doorstep.

From the front block door a communal entrance and stairwell leads to the first floor studio. The studio has a nice bright nature thanks to the large window unit to the front. The kitchen is tucked towards the rear and offers ample space for the necessary white good. To the rear is the bathroom which is equipped with a bath and shower over, pedestal basin and low level WC.

On the ground floor, the property has a small cupboard which houses the private washing machine with a small amount of storage.

TENURE


Leasehold. The property is held on the remainder of a 999 year lease which commenced on 1/1/2008. There is a peppercorn ground rent with an annual service charge of £300. Pets are permitted at the property but there is a restriction on holiday lets.

SERVICES

All mains

COUNCIL TAX

Band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Bathroom
2.02 x 1.78 m
6'7" x 5'10"

Kitchen / Living Area
3.63 x 4.87 m
11'10" x 15'11"

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ESTATE AGENTS

Approximate total area⁽¹⁾
19.1 m²
206 ft²

Reduced headroom
0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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