

Flat 5, 22 Edgcumbe Avenue, Newquay, TR7 2NH



200m FROM GREAT WESTERN BEACH | Top floor 1 double bedroom apartment just a 2 minute walk from the very popular Tolcarne Beach, Train station and local amenities making it an ideal investment property.

- Open plan lounge/kitchen/diner with lots of light
- Well managed building with only 5 apartments
- Available furnished with white goods included
- Long lease with a share of the freehold
- Recently refurbished shower room
- Great investment with the potential rental income of £695pcm

Price £129,950 - Leasehold, Share of Freehold

Edgcumbe Avenue is a popular residential street 2 minutes walk from the heart of Newquay town centre. Its proximity to the town centre and beaches as well as the recently restored retail space and cafés provides an ideal location for both residents and holiday guests.

The apartment is located on the top floor with the apartment door entering into a small entrance hall splitting the open plan living area and bedroom. The lounge/kitchen/diner benefits from large windows toward the front providing lots of natural light. A small cupboard houses the electric wet central heating combi boiler which provides the heating and hot water throughout. The kitchen has a range of floor and mounted units with integral fridge and recess for a washing machine which can be included in the sale. There is also a recently refurbished shower room with stunning tiles, vanity basin and large shower unit.

The bedroom is located the other end of the entrance hall and has ample room for a double bed with wardrobe and also has a large window unit to the rear.

The property also benefits from a small attic area which can be used for storage.

TENURE

Leasehold - share of freehold. The apartment is held on a residual of a 999 year lease from December 2007. There is a service charge of £1488.36 which is inclusive of a contingency payment for the sinking fund. Pets and holiday lets are permitted at the property.

SERVICES

Mains electric, water and drainage

COUNCIL TAX

Band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





