



**NEWQUAY**  
PROPERTY  
CENTRE



## **6B Trevoze Avenue, Newquay, Cornwall, TR7 1NJ**

A NEWLY REFURBISHED FIRST FLOOR APARTMENT IN A HIGHLY DESIRABLE CENTRAL LOCATION, VERY CLOSE TO THE TOWN AND FISTRAL BEACH. STYLISH ONE DOUBLE BEDROOM ACCOMMODATION INCLUDING OPEN PLAN LOUNGE/DINER/KITCHEN, MODERN SHOWER SUITE. PERFECT, FIRST HOME, BUY TO LET OR LUCRATIVE HOLIDAY LET.

**£140,000**  
Leasehold

our ref: CNN10142

## KEY FEATURES



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- PRIME LOCATION NEAR FISTRAL BEACH
- NEWLY REFURBISHED & VERY CONTEMPORARY



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- SPACIOUS DOUBLE BEDROOM WITH ENSUITE
- GORGEOUS OPEN-PLAN LIVING SPACE
- EASY ACCESS TO TOWN CENTRE



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- SLEEK WHITE FITTED KITCHEN WITH OAK WORK TOPS
- MODERN DEVELOPMENT OF ONLY SIX
- IDEAL FIRST HOME OR BTL INVESTMENT
- POTENTIALLY LUCRATIVE HOLIDAY LET
- NO ONWARD CHAIN

Energy rating (EPC) **D**

Council tax band: **A**

## SUMMARY

Welcome to 6b Trevoze Avenue, nestled in the heart of central Newquay and just a stone's throw away from the iconic Fistral Beach. This contemporary one-bedroom apartment offers the perfect blend of convenience, comfort, and coastal living, making it an ideal choice for first-time buyers, savvy investors, or those seeking a holiday retreat.

Situated on a quieter side street just off Tower Road, this home provides easy access to all the amenities Newquay has to offer. Whether you're hitting the waves at Fistral Beach, grabbing essentials from the nearby Spar convenience store, or exploring the vibrant town centre, everything is just minutes away on foot.

Step inside this smart period townhouse, converted into contemporary apartments in the mid-2000s, and you'll find 6b located on the first floor. Upon entry, you're greeted by a small hallway with room for storage of coats and shoes, in turn leading to all internal accommodation that has very recently been fully refitted to a high contemporary standard.

The highlight of this home is its open-plan living space featuring a dual aspect lounge/diner/kitchen that floods the space with natural light. The compact yet



practical kitchen boasts sleek white units, complete with oven, hob, extractor and oak worksurfaces, seamlessly blending style with functionality.

For the convenience of guests there is a nicely fitted separate white WC suite.

The generously sized bedroom includes a recess for wardrobe and a beautifully fitted and tiled shower ensuite, with rear sideways sea glimpses over the Golf Course and Fistral Beach.

For added comfort, the property benefits from UPVC double glazing to all bar one windows and economical electric panel heaters.

It is worth noting that there is no allocated parking with the property, however, there is plenty of on street parking on the roads around the town centre, and parking permits are available for the locally owned council car parks. The property is also within walking distance of amenities and bus stops etc.

Whether you're looking for a permanent residence or a holiday escape, 6b Trevoze Avenue offers a fantastic opportunity to embrace the coastal lifestyle Newquay is renowned for. Don't miss your chance to make this charming property your own – schedule a viewing today!

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## THE LEASE:

Length of Lease: 999 years

Lease Start Date: 2005

Ground rent: Peppercorn

Service charge & Info: TBC

Freeholder: Ms C Titley

Management Company: 6 Trevoise Avenue Management Company Limited

Residential letting: Yes

Holiday letting: Yes

Pets: Yes, with prior consent from landlord.

Any other relevant lease info: Lease Available on request.



## ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage. No connected Gas, but Gas on the street

Broadband: Yes. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: No parking

Heating and hot water: Electric for both

Accessibility: First floor apartment with stairs

Mining: Standard searches include a Mining Search.





# FLOORPLAN & DIMENSIONS

## First Floor

### Rear Entrance

### Small Hall Into

### Lounge/Diner/Kitchen

14' 10" x 12' 2" (4.52m x 3.71m)

### WC

6' 6" x 2' 7" (1.98m x 0.79m)

### Bedroom

10' 4" x 9' 4" (3.15m x 2.84m) Minimum Measurements

### En-suite

5' 6" x 2' 7" (1.68m x 0.79m)

GROUND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



## LIKE TO KNOW MORE?

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TOTAL FLOOR AREA : 342 sq.ft. (31.8 sq.m.) approx.  
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