



**NEWQUAY**  
PROPERTY  
CENTRE



## **Flat 4 Oceanis, Edgcumbe Avenue, Newquay, Cornwall, TR7 2NJ**

A GROUND FLOOR ONE DOUBLE BEDROOM APARTMENT IN A MODERN DEVELOPMENT, CLOSE TO NEWQUAY'S BEAUTIFUL SEAFRONT, BEACHES, TRENANCE PARK AND THE TOWN CENTRE. GAS CENTRAL HEATING, ALLOCATED PARKING, IDEAL FIRST PURCHASE OR LETTING INVESTMENT.

**£130,000**  
Leasehold

our ref: CNN10411

## KEY FEATURES



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- PRIME LOCATION NEAR BEACHES
- SPACIOUS SEPERATE LIVING ROOM
- MODERN SHAKER-STYLE KITCHEN WITH UTILITY AREA
- ONE DOUBLE BEDROOM
- LARGE BATHROOM & SHOWER SUITE
- NO GROUND RENT & LOW SERVICE CHARGE
- ALLOCATED PARKING SPACE
- IDEAL FIRST PURCHASE/LETTING INVESTMENT
- SHARED COURTYARD GARDEN
- NO ONGOING CHAIN



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Energy rating (EPC) **C**

Council tax band: **A**

## SUMMARY

Discover Apartment 4 at Oceanis, a delightful ground-floor flat offering a perfect blend of comfort and convenience. Ideally situated near Newquay's vibrant facilities, amenities, and stunning beaches, this one-bedroom apartment is an excellent choice for first-time buyers or investors seeking a buy-to-let opportunity. Nestled in the heart of Newquay, you can enjoy easy access to local shops, restaurants, and the picturesque coastline.

The apartment boasts a tucked away rear position with its own private entrance and no communal hallways, on entering a compact, yet practical kitchen is equipped with stylish white shaker-style units, an integrated oven and hob, plus space for additional appliances with a small utility area to one side. The lounge is a great size for an apartment of this style and price point, although the current occupiers prefer to use this space for their bedroom in favour of a cosy living room in what should be the double size bedroom. The bathroom is also very spacious with not only a full bath suite but also a separate shower enclosure.



Oceanis, converted in 2007, is a small block of eight individual apartments. Each owner holds an equal 1/8th share of the freehold, giving them control over the building's day-to-day management, though they also consult a management company for advice. With no ground rent and a service charge of £65 per month, which includes building insurance and general maintenance, the property is both affordable and well-maintained. Additional features include uPVC double glazing, gas-fired central heating, and modern decor.

Outside, residents benefit from a dedicated car park, and this apartment includes one allocated parking space. Apartments 4 & 7 exclusively are entered through a secure rear gate which leads into a very useable communal courtyard garden with drying area, although for all of the developments use, day to day 4 & 7 have it to themselves.

Offering everything a first-time buyer or investor could desire, Apartment 4 at Oceanis is a standout property in a prime location.

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## THE LEASE:

Length of Lease: 125 years

Lease Start Date: 2007

Service charge & Info: £65pcm

Freeholder: Share of Freehold

Management Company: Belmont Property Management Truro

Residential letting: Yes

Holiday letting: Yes

Pets: Yes Any other relevant lease info: All lease info, supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.



## ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: Allocated Space

Heating and hot water: Gas Central Heating for both

Accessibility: Ground floor apartment

Mining: Standard searches include a Mining Search

# FLOORPLAN & DIMENSIONS

## Private Entrance

## Kitchen

11' 0" x 6' 10" (3.35m x 2.08m)

## Utility Area

5' 5" x 2' 9" (1.65m x 0.84m)

## Bedroom

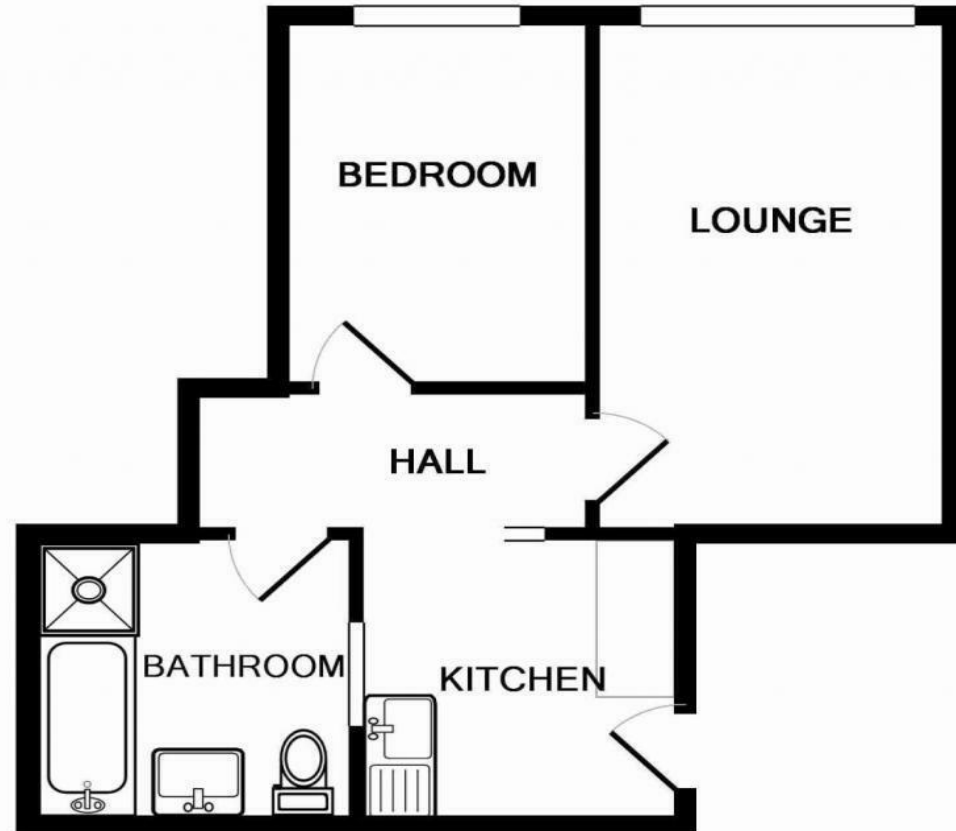
9' 8" x 7' 5" (2.94m x 2.26m)

## Living Room

13' 1" x 8' 6" (3.98m x 2.59m)

## Bathroom/Shower Room

8' 4" x 6' 7" (2.54m x 2.01m)



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