



Flat A, 45, Edgumbe Avenue, Newquay, Cornwall, TR7 2NL

AN IMMACULATE AND MODERN FIRST FLOOR ONE DOUBLE BEDROOM FLAT IN A SMALL DEVELOPMENT WITH OFF STREET PARKING. CONVENIENTLY CLOSE TO NEWQUAY'S PARKS, BEACHES AND SHOPS.

£125,000
Leasehold

our ref: CNN10877

KEY FEATURES



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- EXTENSIVELY REFURBISHED THROUGHOUT
- WALKING DISTANCE TO BEACH AND TOWN
- SPACIOUS OPEN-PLAN LOUNGE AND KITCHEN
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- BRIGHT BAY WINDOW IN LIVING AREA
- LARGE DOUBLE BEDROOM WITH FITTED WARDROBES
- EN-SUITE BATHROOM WITH CONTEMPORARY TILING
- FIRST FLOOR POSITION WITH NATURAL LIGHT
- ALLOCATED PARKING SPACE INCLUDED
- IDEAL FOR INVESTORS OR FIRST-TIME BUYERS



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Energy rating (EPC) **D**

Council tax band: **A**

SUMMARY

Stylish First Floor Apartment Near Trenance Gardens and Tolcarne Beach – Ideal for First-Time Buyers or Investors.

Perfectly positioned at the lower end of Edgumbe Avenue, Flat A, 45 Edgumbe Avenue offers a fantastic opportunity to live just moments from the beautiful Trenance Park and Gardens, Tolcarne Beach, and within easy walking distance to Newquay town centre and local shops.

This bright, modern, and well-presented first-floor apartment boasts generously sized and thoughtfully laid-out accommodation. At the heart of the home is a spacious open-plan lounge, diner, and kitchen- ideal for relaxing or entertaining. A charming bay window adds natural light and character, while the modern fitted kitchen features integrated oven, hob, and extractor, along with ample cupboard space and included white goods.



The double bedroom is impressively sized, complete with a full wall of fitted wardrobes and a private en-suite bathroom, which is finished with contemporary tiling and includes a shower-over-bath setup.

Additional benefits include an allocated parking space in the residents' car park and a location that makes the most of Newquay's coastal lifestyle.

Whether you're looking to get on the property ladder or seeking a solid buy-to-let investment, this apartment is an excellent choice in a sought-after location.

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THE LEASE:

Length of Lease: 999 years

Lease Start Date: 2008

Ground rent: N/A

Service charge & Info: TBC

Freeholder: P Blake (Deceased)

Management Company: P Blake (Deceased)

Residential letting: Yes

Holiday letting: TBC

Pets: Yes (with consent)

Any other relevant lease info: The Freeholder recently passed away with their estate currently in probate. The remaining leases are in the process of setting up a RTM Management Company.

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

Tenure: Leasehold

Utilities: Mains Electric, Water & Drainage. No Gas.

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

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

Parking: Off street Parking x 1

Heating and hot water: Electric Hot Water & Electric feed for heaters, but none currently fitted

Accessibility: First Floor Apartment

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Open Plan

Lounge/Diner/Kitchen

16' 5" x 16' 1" (5.00m x 4.90m) L-Shaped Max

Bedroom

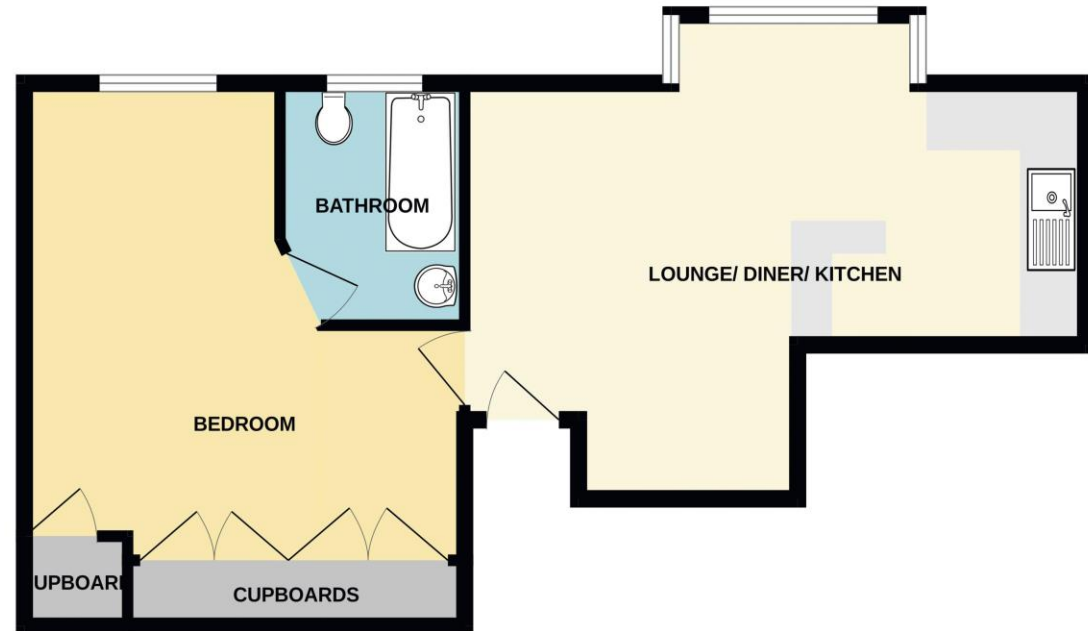
14' 8" x 12' 6" (4.47m x 3.81m) Max plus Wardrobes

Ensuite Bathroom

7' 2" x 5' 0" (2.18m x 1.52m)

Parking

GROUND FLOOR



LIKE TO KNOW MORE?

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