

# NEWQUAY PROPERTY CENTRE



A VERY SPACIOUS GROUND FLOOR TWO DOUBLE BEDROOM APARTMENT, CLOSE TO NEWQUAY SEAFRONT AND MANY POPULAR BEACHES. WITHIN A SOUGHT AFTER DEVELOPMENT HAVING COMMUNAL GARDENS AND ALLOCATED PARKING.



Flat 1 The Edge, Edgcumbe Avenue, Newquay  
TR7 2NL

£215,000  
Leasehold

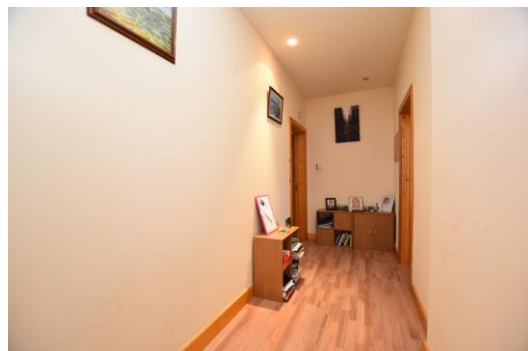
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# INBRIEF...

- Type: Flat
- Style: Ground Floor
- Age: Modern
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 2
- EPC: D
- Council tax band: B
- Mains Services: Water, Electricity & Drainage
- VERY SPACIOUS MODERN APARTMENT
- EASY ACCESS GROUND FLOOR POSITION
- SHORT WALK TO BEACHES
- MASTER EN-SUITE BEDROOM
- LOVELY OPEN PLAN LIVING SPACE
- SPACIOUS KITCHEN WITH GRANITE TOPS
- SEPARATE UTILITY ROOM
- COMMUNAL GARDENS
- ALLOCATED OFF STREET PARKING



## OWNERSAYS...

"We've always loved the space, it's such a lovely size apartment."



## CONSIDER THIS...

**WHAT WE LOVE:** You are unlikely to see another flat of these proportions in this price. We love how big it is, which is evident throughout the apartment and all of the rooms. It is bright, light, modern in a great location, which we feel has mass appeal across the whole buying market.

# MOREDETAIL...

**LOCATION:** The Edge is a modern development of luxury style apartments on the fringes of Newquay town centre. Sandwiched between one of Newquay's most sought after recreational facilities including beautiful beaches with Tolcarne and Great Western just a short walk away and the picturesque Trenance Boating Lake, gardens and park nearby. Great location to live, let or holiday.

**SUMMARY:** This property is one of the largest we have seen in The Edge. Enjoying a convenient ground floor position with great size two bedroom accommodation and wonderful open plan living space.

From a large 21ft hallway there is access to all of the apartments accommodation. The main living area is one open plan lounge/diner/kitchen, 25ft from end to end with bay window and stunning "stepped up" kitchen, having solid granite work surfaces. Within the kitchen there is an integrated double oven, hob, extractor, fridge/freezer and dishwasher. Usefully there is a separate utility room with similar units to the kitchen and full plumbing connected. Both of the bedrooms are great size doubles. The largest of which having not only its own fitted wardrobes but also its own fully tiled, modern white double shower en-suite. The main bathroom is huge with a large white bath suite, wash basin, WC and bidet. Throughout the property there is UPVC double glazing and electric panel heaters.

Externally there are communal enclosed rear gardens with bike store and drying area, and to the rear of the building there is a residents car park; this property having its own marked and allocated space.

The property is held on the remainder of a 999 year lease. The Ground Rent is £75.00 per year and the Service Charge is £619.17 every six months. Sold with no ongoing chain.

**Agents Note:** The property is currently tenanted. The tenant has been served notice which will expire in October 2021. However, we understand that the Tenant is already actively looking to find suitable, alternative accommodation and has indicated that should they find somewhere sooner they will vacate at the earliest opportunity.

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### SHOPPING

- McColls Convenience Store
- Asda & Aldi
- Main town centre

### RELAXING

- Tolcarne Beach
- Trenance Park
- Rebellion Roast House

### TRAVEL

- Train Station
- Local bus service
- Cornwall Airport Newquay

### SCHOOLS

- Newquay Junior School - Opposite
- Trenance Infant school
- Newquay Tretherras School



# THE FLOORPLAN...



FLOOR PLAN CURRENTLY BEING COMPILED

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## THE DIMENSIONS...

**All measurements are approximate**

### Hall

21' 8" x 4' 8" (6.60m x 1.42m)

### Open Plan

**Lounge/Diner/Kitchen**

25' 1" x 11' 11" (7.64m x 3.63m)  
Plus Bay Window

### Utility Room

10' 5" x 4' 7" (3.17m x 1.40m)

### Bedroom One

14' 3" x 12' 1" (4.34m x 3.68m)  
Into Wardrobes

### En-suite

10' 10" x 4' 1" (3.30m x 1.24m)

### Bedroom Two

12' 0" x 8' 8" (3.65m x 2.64m)  
Plus Cupboard 7'5" x 2'10"

### Main Bathroom

12' 2" x 8' 1" (3.71m x 2.46m)

**Communal Enclosed Gardens**

**Allocated Off Street Parking**

## MORE INFO...

call: 01637 875 161  
email: [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)  
web: [www.newquaypropertycentre.co.uk](http://www.newquaypropertycentre.co.uk)

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.