



4, Button Drive, Newquay, TR7 3FB

david ball  
Agencies



An exciting opportunity to purchase a ground floor two double bedroom apartment situated in the popular Trevenson Meadows development. The accommodation comprises of an open plan living area, two bedrooms and a bathroom. All complimented by uPVC double glazing and gas central heating. Externally the property comes with one allocated parking space and a communal garden. VIEWING IS HIGHLY RECOMENDED. NO ONWARD CHAIN.

**£190,000 Leasehold**

### Key Features

- Ideal investment property
- Gas central heating
- Double glazed throughout
- Parking
- Two double bedrooms
- Ground floor

### LOCATION

Located on the Trevenson Meadows development is this two bedroom apartment. The current owner have maintained the property to a high standard. The town of Newquay is approximately 2 miles distance from the property and offers a comprehensive range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and night clubs. The town also boast an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

### OPEN PLAN LIVING AREA

Open plan offering spacious living accommodation with a uPVC double glazed window to the side aspect and the front aspect. Kitchen suite comprises a modern range of base and wall units with a roll edge work surface. Integral oven with four ring hob and extractor fan over. Space for washing machine, fridge freezer and dishwasher. Inset stainless steel sink and draining board with mixer tap. Two radiators.

### BEDROOM ONE

uPVC double glazed window to front. Radiator.







### **BEDROOM TWO**

uPVC double glazed window to front. Radiator.

### **BATHROOM**

A white suite comprising bath with mains shower over, pedestal sink with a wall mounted cabinet over, and close coupled WC. Radiator. Part tiled walls

### **OUTSIDE**

To the rear of the property is allocated parking for one car.

### **COUNCIL TAX B**

### **SERVICES**

The following services can be found at the property: Mains electricity, gas, water and drainage, however, we have not verified any of the connections.

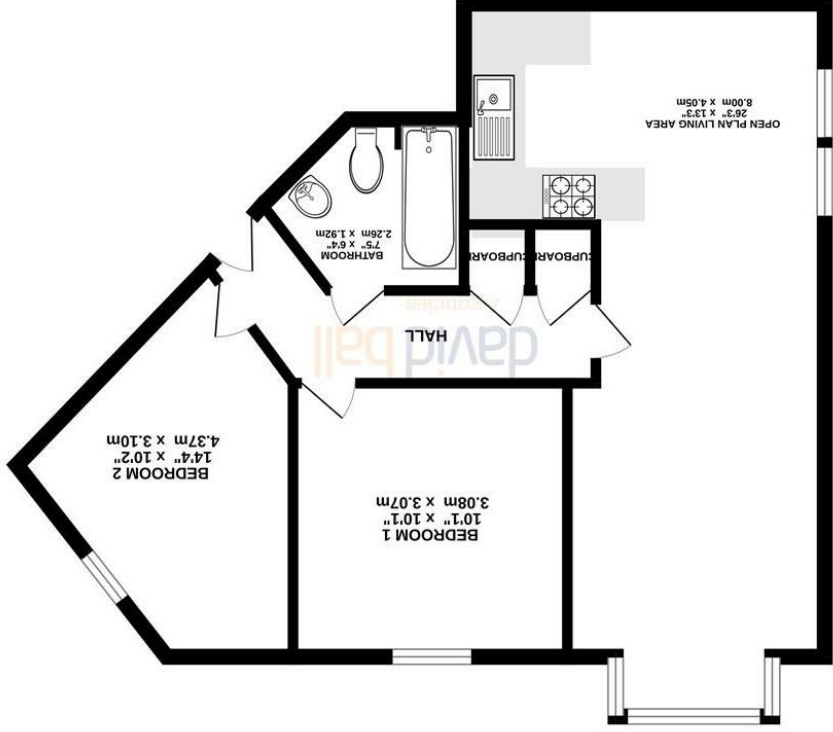




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GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is an indicative purpose only and should be treated as such. Any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made to their operability or efficiency until they are given.

Energy Efficiency Rating	
Current	Potential
80	80
England & Wales EU Directive 2002/91/EC	

Very energy efficient - lower running costs	
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	

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