



Flat 4, 2, Linden Avenue, Newquay, TR7 2ES

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Agencies



This first floor flat is located not far from the town centre and beaches. It consists of a lounge/kitchen, bathroom and two bedrooms. There is double glazing, electric heating and an allocated parking space. Early viewing is highly recommended.  
**\*\*\*CHAIN FREE \*\*\* IDEAL FOR FIRST TIME BUYERS OR INVESTMENT PURCHASE \*\*\***

## Offers In Excess Of

### Key Features

- First Floor Flat
- Two Bedrooms
- Double Glazing
- Parking
- Lounge/Kitchen
- Bathroom
- Electric Heating
- EPC - D

### AGENTS NOTE

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

### LOCATION

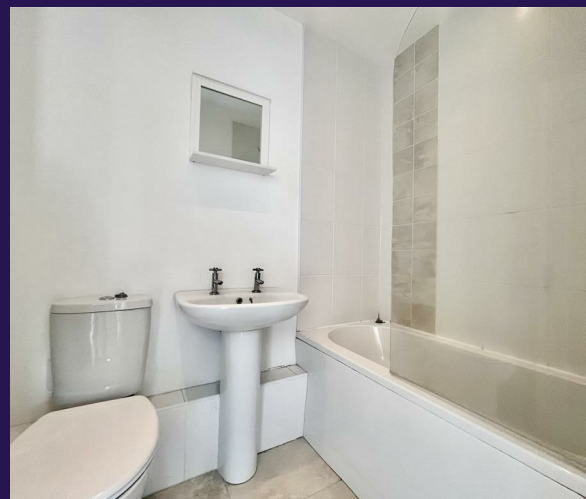
Linden Avenue can be found off Rawley Lane and Agar Road which in turn can be found off Listry Road and Trenance Hill in Newquay. Nearby amenities include a Premier convenience store and a Barbers shop. The town of Newquay is approximately half mile distance and benefits from a range of shopping, schooling as well as an array of fashionable bars, nightclubs and restaurants. The town also boasts 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 Newquay.

### ACCOMMODATION IN DETAIL

Communal entrance door with intercom entry. Wall mounted post boxes. Stairs rising to first floor landing. Personal door to number four. Opening into

### HALLWAY

Doors gaining access to subsequent accommodation.





## **OPEN PLAN LOUNGE / KITCHEN**

**10'4" x 8'9" (3.16m x 2.67m)**

UPVC double glazed window to the rear. Electric wall mounted radiator.

## **KITCHEN**

**8'7" m x 6'3" (2.62 m x 1.92m)**

Range of white base, wall and drawer unit with tiled splash back. Stainless steel sink and drainer with mixer tap over. Inset electric four ring hob with electric oven under and cooker hood over. Roll top work surfaces. Space for white goods.

## **BEDROOM ONE**

**10'10" x 8'11" (3.31m x 2.72m)**

Measured to face of built in two door wardrobe. UPVC double glazed window. Wall mounted electric radiator.

## **BEDROOM TWO**

**9'1" x 8'10" (2.77m x 2.71m)**

Measured to front of two door wardrobe. UPVC double glazed window. Electric wall mounted radiator.

## **BATHROOM**

White suite to include panel bath with mains fed shower over. Low level WC with top flush. Pedestal wash hand basin. Ladder style radiator. Partial tiling to walls. Ceramic tiled floor. Extractor.

## **SERVICES**

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

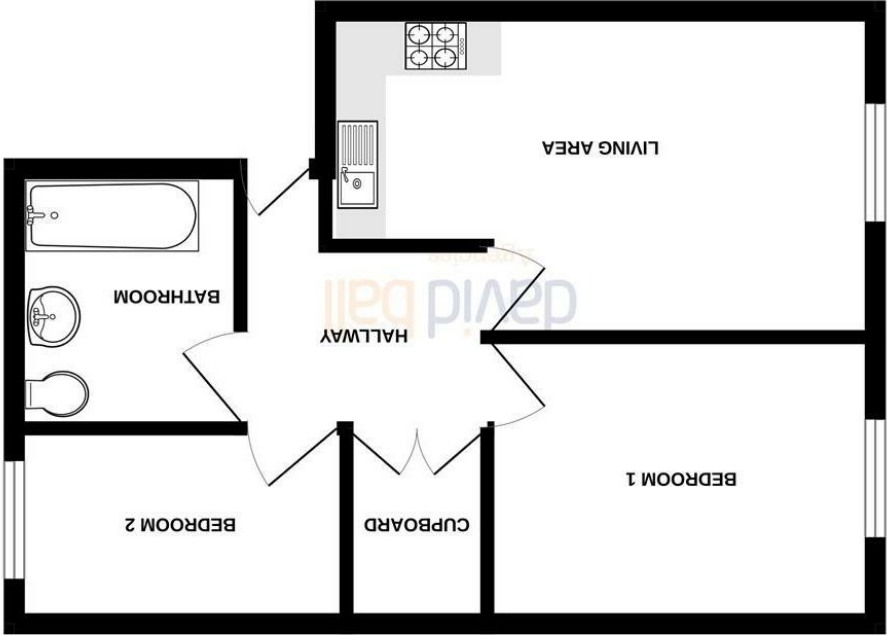
## **OUTSIDE**

Parking one car.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 operation or efficiency can be given.  
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Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
A (82 plus)		
B (81-81)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
	74	82
Current		Potential

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