Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk

Flat 9, 16 Edgcumbe Gardens, Newquay, Cornwall TR7 2QD

STUNNING CONDITION THROUGHOUT | 4 DOUBLE BEDROOMS | Modern top floor, 4 bedroom apartment with master en-suite, located 200 yards from Tolcarne Beach, with 2 private allocated parking spaces, shared storage and presented in immaculate condition throughout.

- 4 Double bedrooms with a master en-suite
- Stunning condition throughout, a true turn key opportunity
- Private storage facility to the rear of the block
- Popular residential location a short stroll from the beach and town centre
- Private parking for 2 cars
- Available immediately with potential of ongoing holiday lets

Price £395,000 Leasehold

Edgcumbe Gardens is ideally situated, providing easy access to Newquay's stunning beaches, both the town centre and Chester Road shops, as well a variety of dining options, making it the ideal location for both residential and holiday letting options. This, coupled with improved transport links via the A30 and Newquay Airport has really made it one of the top tourist destinations in Cornwall. Combined with the flexible modern nature of working,, this has also led to an increased number of families moving to the area to enjoy the natural beauty of the coastline on the doorstep.

From the front, the apartment is accessed through the communal hall to the first floor where the apartment has a a private entrance door. Upon entry there is a private staircase ascending to the second floor where a large internal hallway provides access to all rooms.

The Open plan lounge/kitchen/diner is a great feature and the stunning handleless white gloss kitchen providing a modern look with a composite worktop and all white good integrated. This is open into the dining area with the lounge continuing from there all with natural oak effect Karndean flooring which continues through the hallway.

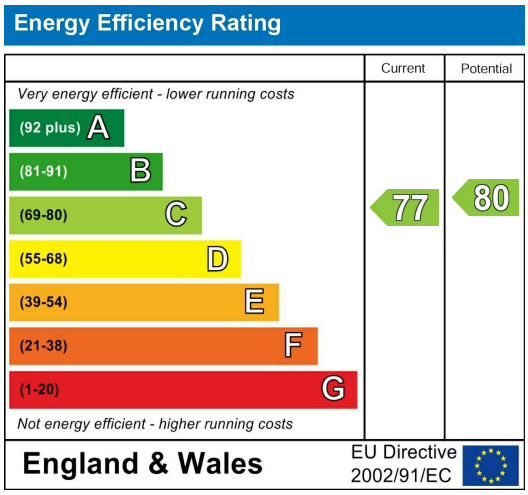
The 3 double bedrooms are accessed from the hall, all with Velux windows providing lots of light. The family bathroom is floor to ceiling tiled throughout with a quadrant shower unit and separate bath with a concealed cistern WC and stainless steel heated towel rail.

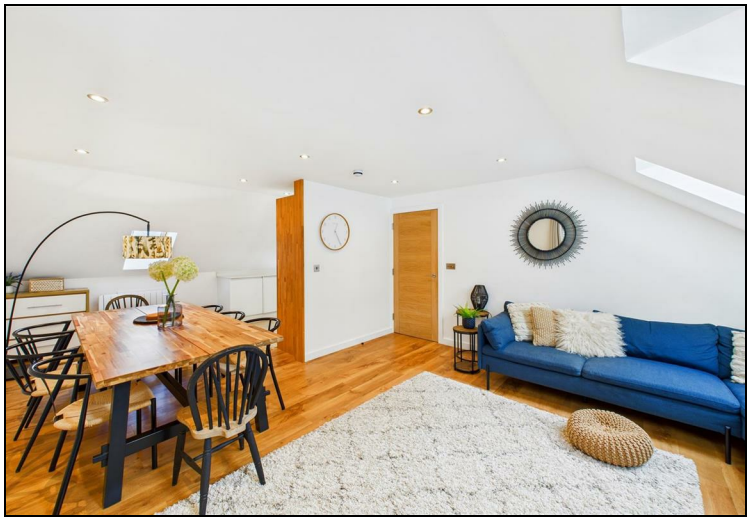
The master bedroom again makes use of the eaves with Velux windows to the front and side again with a very modern shower en-suite.

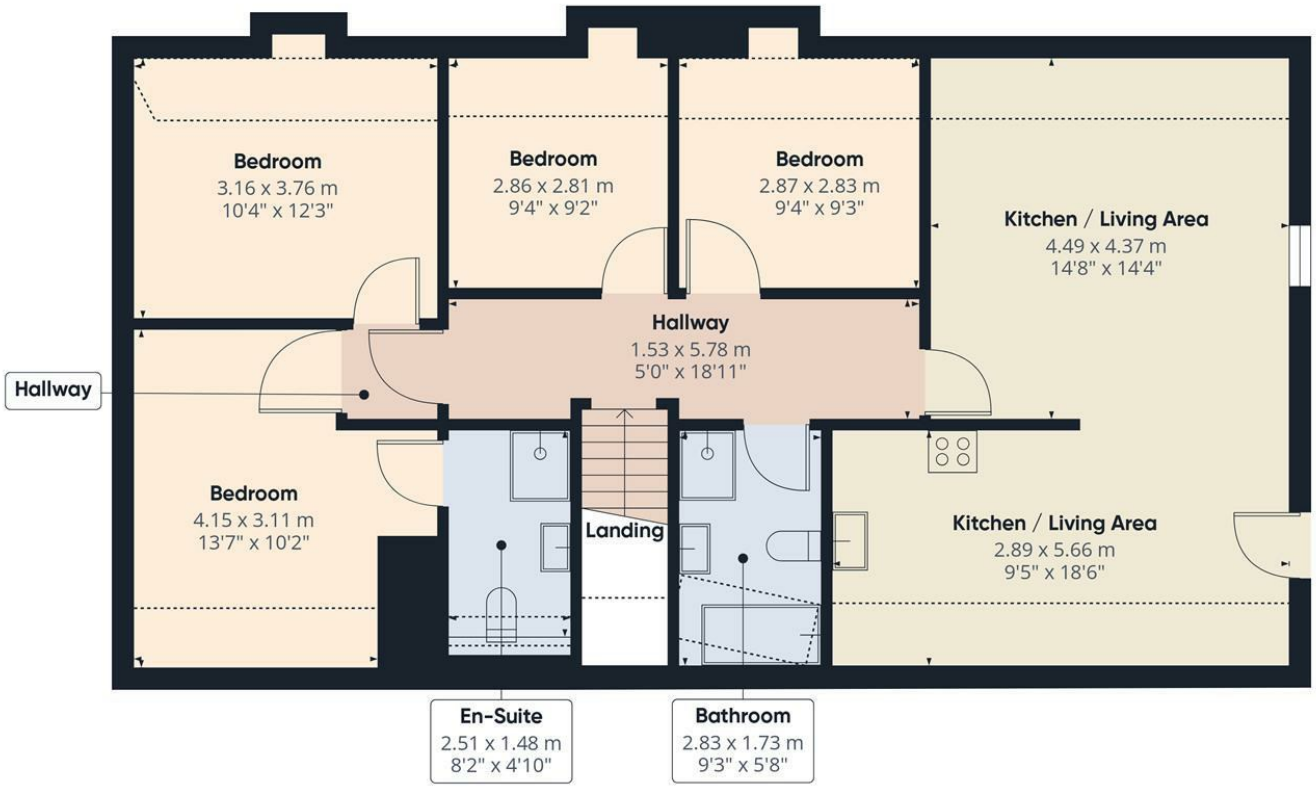
SERVICES
Mains electric, water and drainage

COUNCIL TAX
The property is currently rated with rates TBC

TENURE
The property is held on the residual of a 999 year lease commenced in 2018. There is an annual service charge of £1000 with an annual ground rent payment of £200. Pets and holiday lets are permitted at the property.







Approximate total area(1)

96.2 m²

1035 ft²

Reduced headroom

18 m²

194 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration

GIRAFFE360

THE NEWQUAY ESTATE AGENT

www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk