Start & co
THE NEWQUAY ESTATE AGENT
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2 Park Jowan, Edgcumbe Gardens, Newquay, TR7 2FS



STYLISH AND SUPERBLY APPOINTED GROUND FLOOR 2 BEDROOM APARTMENT A SHORT WALK FROM THE BEACH IN CENTRAL NEWQUAY WITH PARKING – IDEAL HOLIDAY LET INVESTMENT OR HOLIDAY HOME BY THE COAST

- Ground floor apartment with a private patio
- Designated car parking space
- 2 Double bedrooms, 2 bathrooms
- Open plan living with doors to South facing garden and patio
- Immaculately presented and equipped throughout
- Recent high specification build with d/g and gas c/h
- Popular holiday let apartment
- Central location a short walk from town and the beach

Reduced To £260,000 Leasehold

Edgcumbe Gardens is a well-located street in Newquay Town which is very popular residentially and equally to investors thanks to its proximity to the beaches, the towns amenities and travel links. Located just 1 street back from main beaches of Newquay Bay, the property is extremely convenient for the Town Centre and its amenities but is surprisingly quiet. The current owners have enjoyed the property for a number of years and think it's a great quiet area to enjoy the natural beauty of the coastline on the doorstep.

Rear car park with a designated car parking space and a communal block entrance door to the:

COMMUNAL ENTRANCE HALL
Steps down to the ground floor entrance to the lower floor with a private apartment entrance door leading to the:

HALL
Laminate woodgrain effect flooring. Radiator. Ceiling spotlights. Utility cupboard with an integral washer/dryer.

LOUNGE/DINER
18'9 x 11'10 (5.72m x 3.61m)
Continuation laminate flooring. 2 radiators. Wide front aspect sliding patio door onto the private patio seating area and onto the communal lawned garden. Corner boiler cupboard housing the Baxi gas fired boiler providing the central heating and hot water throughout. Opening to the:

KITCHEN
8'8 x 8'1 (2.64m x 2.46m)
Continuation laminate woodgrain effect flooring. Surrounding range of white high gloss kitchen units under a woodblock worktop with an underslung 1½ bowl sink unit. Co-ordinating worktop upstand. Integral appliances to include fridge, freezer, dishwasher, oven, hob and extractor. Matching range of wall cabinets. Ceiling spotlights.

MASTER BEDROOM
19'3 x 8'10 (5.87m x 2.69m)
Measurement includes en-suite shower room. Front aspect window with shutters. Radiator.

EN-SUITE SHOWER ROOM
7'5 x 5' (2.26m x 1.52m)
Ceramic tiled floor. Concealed cistern low level WC. Wall hung basin with polished chrome mixer tap. Wide double walk-in fully tiled shower cubicle with rain shower over and shower hose attachment off boiler. Polished chrome heated towel rail. Wall mirror. Ceiling spotlights. Extractor fan.

BATHROOM
8'1 x 7'1 (2.46m x 2.16m)
L-shaped maximum measurements. Tiled floor. Full length side panel bath with rain shower and shower hose attachment along with a hinged glass shower door and fully tiled walls. Concealed cistern low level WC. Wall hung basin with polished chrome mixer tap. Polished chrome heated towel rail. Wall mirror. Ceiling spotlights. Extractor fan.

BEDROOM NO.2
14'1 x 8'10 (4.29m x 2.69m)
Front aspect window with shutters. Radiator.

TENURE
Leasehold. 999 Year lease from 19/9/2018. Ground rent £300 per annum. Management charges currently £2311.08 per annum. There are no restrictions on residential occupation or letting and the keeping of pets is permitted for a residential occupier (not holiday lets), with the approval of the management company/freeholder.

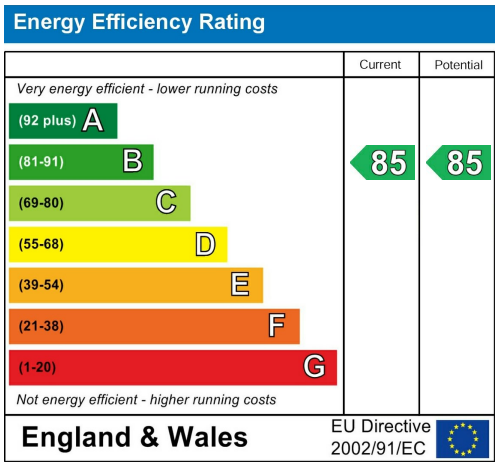
FURNITURE
The apartment can be sold mostly furnished and equipped as seen, by separate negotiation, with the exception of a few items that will be detailed on an inventory.

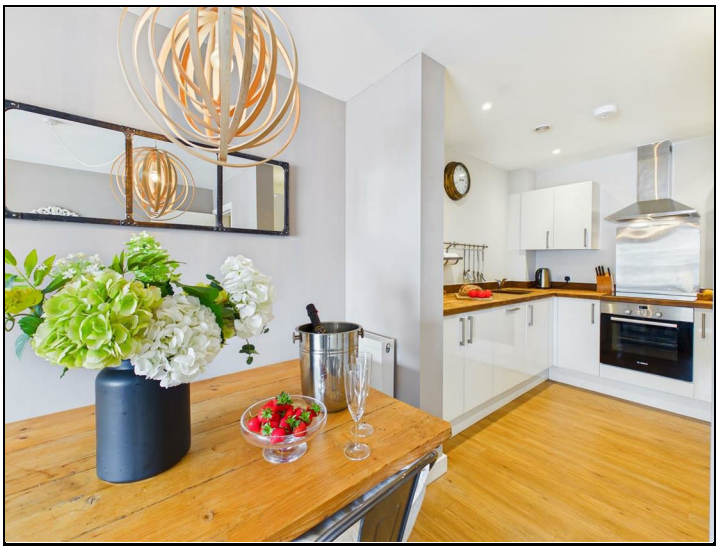
SERVICES
All mains

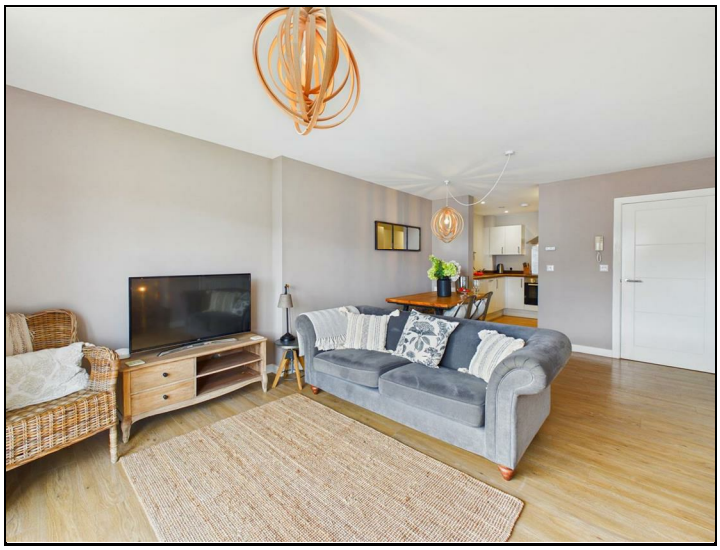
COUNCIL TAX
Band B. The property was previously rated for business rates as a functioning holiday let, also qualifying for small business rate relief at 100%.

VIEWING
The property is let throughout the 2026 Summer Season. Viewings are mostly only available on Saturdays at certain times. Contact us for viewing appointments and availability.

COMPLETION
Completion with vacant possession will be available at the end of the 2026 Summer season.

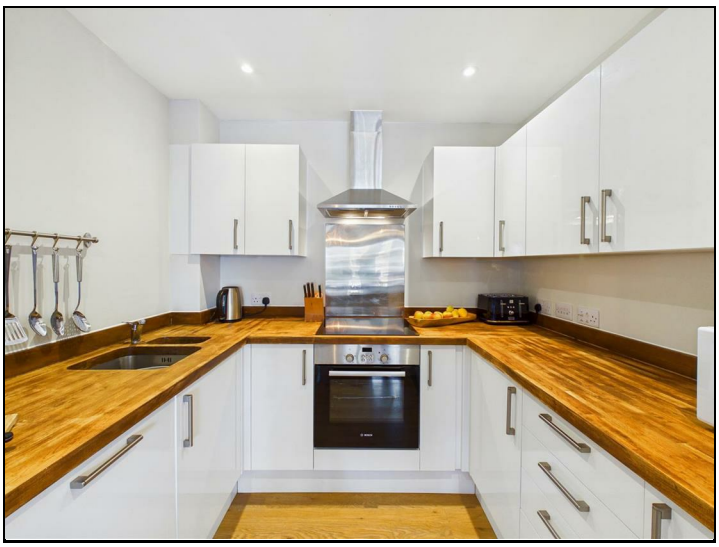




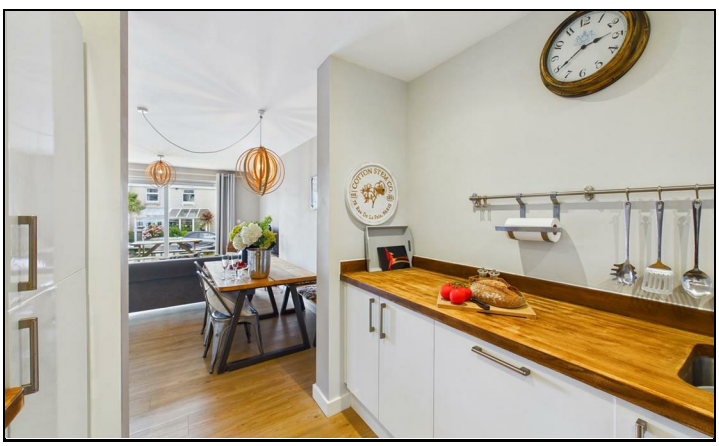


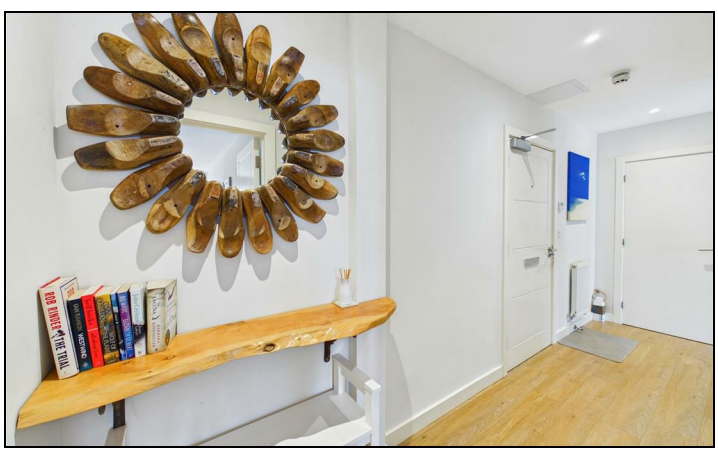




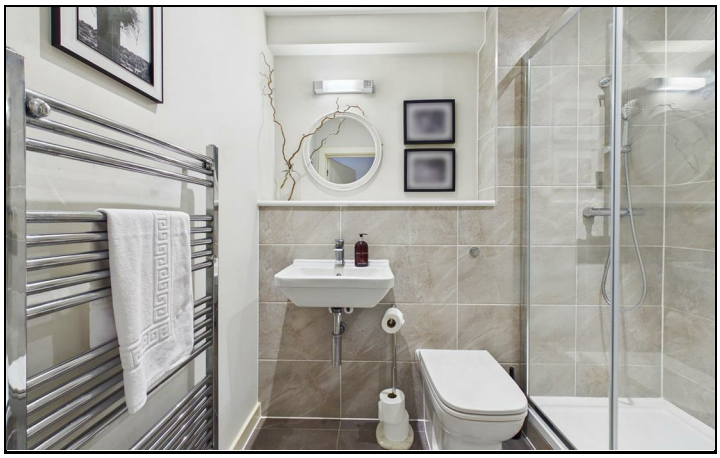


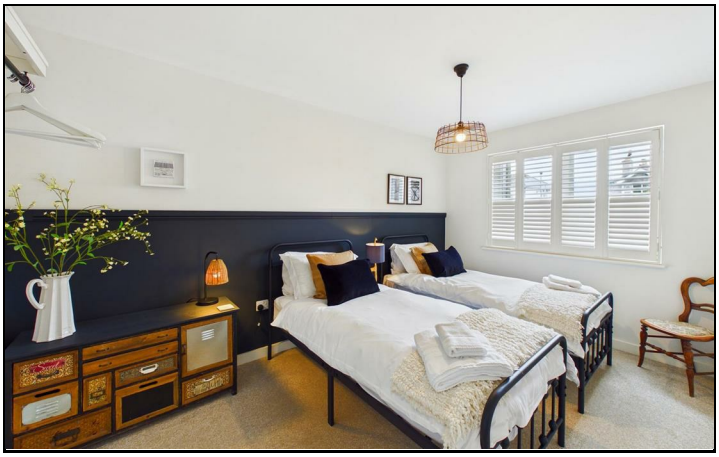


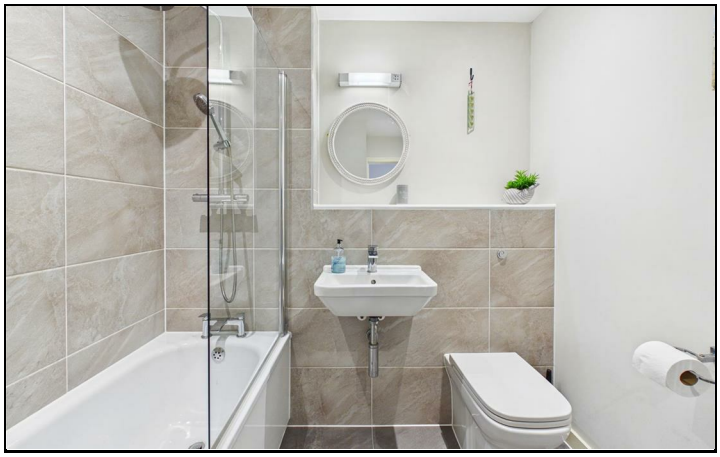














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