Start & co
THE NEWQUAY ESTATE AGENT
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Flat 1, 22 Edgcumbe Avenue, Newquay, TR7 2NH



200m FROM GREAT WESTERN BEACH | Ground floor 1 double bedroom apartment just a 2 minute walk from the very popular Tolcarne Beach, Train station and local amenities making it an ideal investment property or holiday bolt hole.

- Open plan lounge/kitchen/diner with bay window
- Well managed building with only 5 apartments
- Long lease with a share of the freehold
- Great investment with the potential rental income of £695pcm
- Vacant possession with No Onward Chain
- Holiday lets and pets permitted in the building

Price £99,950 Leasehold/Share of Freehold

Edgcumbe Avenue is a popular residential street 2 minutes walk from the heart of Newquay town centre. Its proximity to the town centre and beaches as well as the recently restored retail space and cafés provides an ideal location for both residents and holiday guests.

The apartment is located on the ground floor with the apartment door entering into a small entrance hall splitting the open plan living area and bedroom. The lounge/kitchen/diner benefits from a large bay window toward the front providing lots of natural light. A small cupboard houses the electric wet central-heating combi boiler which provides the heating and hot water throughout. The kitchen has a range of floor and mounted units with integral fridge and recess for a washing machine.

The bedroom is located the other end of the entrance hall and has room for a double bed with wardrobe and also has a window unit to the rear.

TENURE
Leasehold - share of freehold. The apartment is held on a residual of a 999 year lease from December 2007 with the 5 flat owners each holding 1/5th of the freehold. There is a service charge of £1488.36 which is inclusive of a contingency payment for the sinking fund. Pets and holiday lets are permitted at the property. The property is managed by Belmont property management.

SERVICES
Mains electric, water and drainage

COUNCIL TAX
Band A

DISCLAIMER
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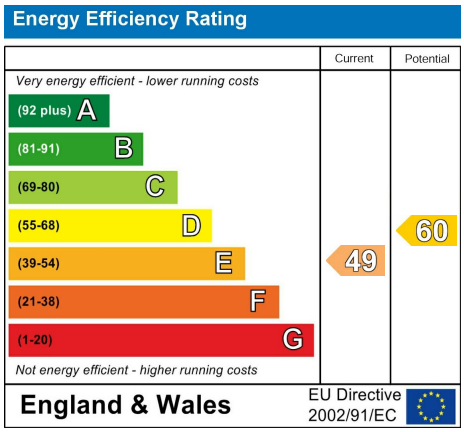

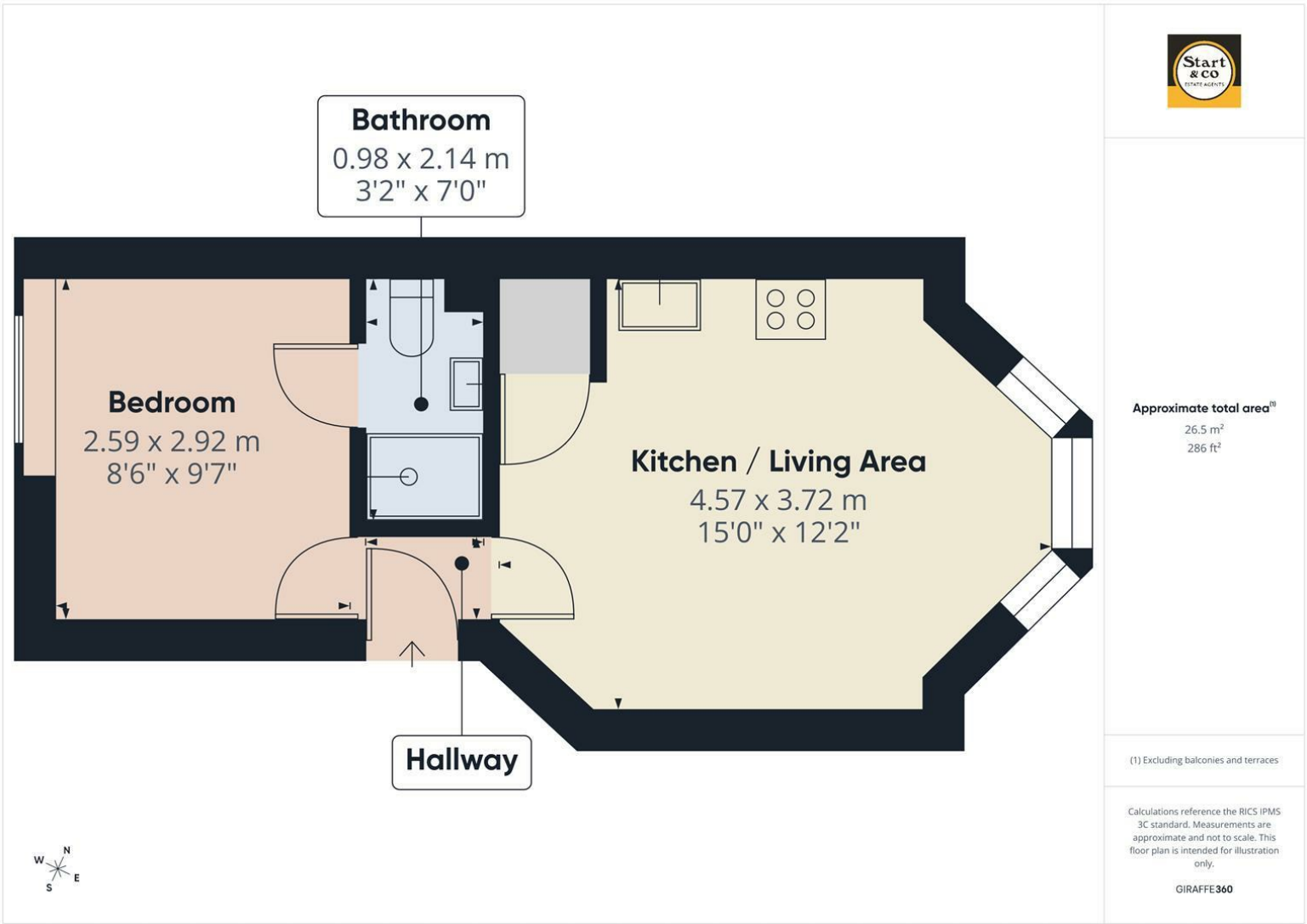

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