



## Flat 3 Oceanis, Edgcumbe Avenue, Newquay, Cornwall, TR7 2NJ

A MODERN GROUND FLOOR APARTMENT CLOSE TO THE GORGEOUS SEAFRONT OF NEWQUAY AND CLOSE TO DAILY AMENITIES WITH ONE BEDROOMED ACCOMODATION, ITS OWN PRIVATE ACCESS AND OFF-STREET PARKING. IDEAL HOME OR INVESTMENT. NO ONGOING CHAIN.

£115,000  
Leasehold

our ref: CNN10065

# KEY FEATURES



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- MODERN GROUND FLOOR APARTMENT
- 1 DOUBLE BEDROOM
- OPEN PLAN LOUNGE/DINER/KITCHEN
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- ALLOCATED PARKING
- SHORT WALK TO TOLCARNE BEACH
- CLOSE TO NEWQUAY TOWN CENTRE
- IDEAL FIRST PURCHASE
- TRIED & TESTED BUY TO LET
- NO ONGOING CHAIN



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Energy rating (EPC) **C**

Council tax band: **A**

## SUMMARY

Apartment 3 Oceanis is situated in a prime location on Edgcumbe Avenue, in the beautiful coastal town of Newquay. The apartment is just a short walk away from the stunning seafront, where you can enjoy breathtaking views of the ocean and the golden sandy beaches.

The location is perfect for those who want to be close to the action, with the bustling town centre just a stone's throw away. Here, you can explore a variety of shops, restaurants, and cafes, or immerse yourself in the vibrant nightlife, with plenty of bars and clubs on offer.

For those seeking adventure, there are plenty of water sports to try, including surfing, paddleboarding, and kayaking. And for those who prefer a more relaxed pace, the nearby coastal path offers picturesque walks and stunning views of the sea and countryside.

With its unbeatable location and easy access to everything that Newquay has to offer, Apartment 3 Oceanis is a wonderful place to call home.

The property is a modern ground floor one-bedroom apartment with its own private access and allocated off-street parking. Perfect for those looking for a



compact, yet comfortable home in a prime location, as well as for landlords looking for a fantastic buy-to-let opportunity.

As you enter through the front entrance, you step into an open plan lounge/kitchen. The kitchen is neatly positioned to the rear, with modern cream units, oak effect work surfaces, integrated oven, hob, extractor, and space for a fridge freezer.

Off from the kitchen is a small inner hall area with access to a fully fitted shower suite and one double bedroom.

The apartment benefits from UPVC double glazing and gas-fired central heating throughout, ensuring maximum comfort and energy efficiency all year round.

This property is an excellent choice for first-time buyers looking to get on the property ladder, landlords seeking a proven buy-to-let investment, or those seeking a holiday home/holiday let investment, due to its unbeatable location close to the town and beaches.

Sold with no ongoing chain, this apartment is ready for you to move in and make your own. Don't miss your chance to secure this fantastic property- contact us today to arrange a viewing!

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## THE LEASE:

Full residential lease

Length of lease: 125 Years

Year lease started: 2007

Managed by: Belmont Property Management

Ground rent: n/a

Service Charge: £720.00 PA

Residential letting: Yes

Holiday Letting: Yes

Pets: Yes

Any other relevant lease info: All lease info, supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.



## ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Allocated off street parking x 1

Heating and hot water: Gas Central Heating for both

Accessibility: Level

Access Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance

## Lounge/Kitchen/Diner

20' 5" x 8' 3" (6.22m x 2.51m) Widening to 9'3"

## Bedroom 1

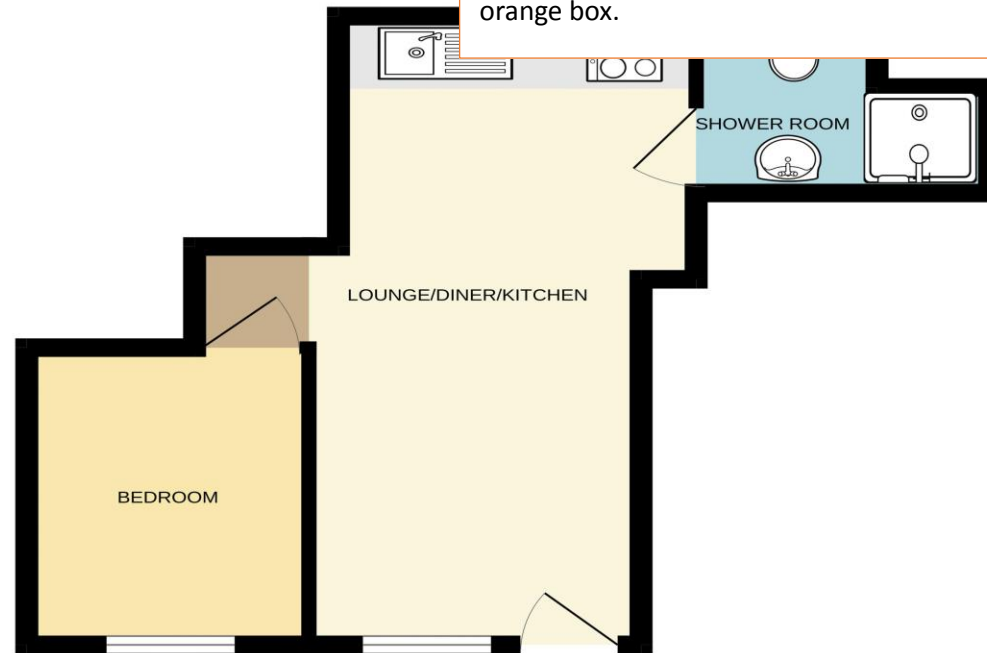
9' 4" x 7' 0" (2.84m x 2.13m)

## Shower Room

5' 6" x 4' 7" (1.68m x 1.40m)  
Minimum Measurements  
Plus Shower Recess

## GROUND FLOOR

This floorplan may load looking stretched or squashed, and you may need to reshape it or resize it here now. Please then delete this orange box.



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