



## 6A Trevoze Avenue, Newquay, Cornwall, TR7 1NJ

A LOVELY MODERN GROUND FLOOR APARTMENT IN A HIGHLY DESIRABLE CENTRAL LOCATION, VERY CLOSE TO THE TOWN AND FISTRAL BEACH. WITH SEA VIEWS, ONE LARGE DOUBLE BEDROOM, OPEN PLAN LOUNGE/DINER/KITCHEN, MODERN SHOWER SUITE AND OFF-STREET PARKING. PERFECT, FIRST HOME, BUY TO LET OR LUCRATIVE HOLIDAY LET.

£150,000  
Leasehold

our ref: CNN8571

## KEY FEATURES



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- PRIME LOCATION NEAR FISTRAL BEACH
- OPEN-PLAN LIVING WITH SEA VIEWS
- SPACIOUS KING SIZE BEDROOM WITH SMALL COURTYARD
- MODERN KITCHEN & SHOWER SUITE
- EASY ACCESS TO TOWN CENTRE
- CONVENIENT GROUND FLOOR POSITION
- GAS-FIRED CENTRAL HEATING & UPVC DG
- ALLOCATED OFF-STREET PARKING
- LOW MAINTENANCE LIVING OPPORTUNITY
- PERFECT HOLIDAY OR FIRST HOME



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Energy rating (EPC) TBC

Council tax band: **A**

## SUMMARY

Welcome to 6a Trevose Avenue, nestled in the heart of central Newquay and just a stone's throw away from the iconic Fistral Beach. This charming one-bedroom apartment offers the perfect blend of convenience, comfort, and coastal living, making it an ideal choice for first-time buyers, savvy investors, or those seeking a holiday retreat.

Situated on a quieter side street just off Tower Road, this home provides easy access to all the amenities Newquay has to offer. Whether you're hitting the waves at Fistral Beach, grabbing essentials from the nearby Spar convenience store, or exploring the vibrant town centre, everything is just minutes away on foot.

Step inside this smart period townhouse, converted into contemporary apartments in the mid-2000s, and you'll find 6a conveniently located on the ground floor. Upon entry, you're greeted by a small hallway with room for storage of coats and shoes, in turn leading to all internal accommodation.



The highlight of this home is its open-plan living space featuring a bay windowed lounge/diner/kitchen, offering sea views over the neighbouring Golf Course. The compact yet practical kitchen boasts modern beech wood grain units, complete with oven, hob, and extractor, seamlessly blending style with functionality.

The generously sized bedroom includes a rear dressing area and access to a small private courtyard, perfect for enjoying a morning coffee. The fully fitted shower room is complete with a utility cupboard, providing space, and plumbing for a washing machine.

For added comfort, the property benefits from UPVC double glazing and gas-fired central heating throughout. Plus, at the rear of the development, you'll find your own allocated off-street parking space, ensuring hassle-free parking. Whether you're looking for a permanent residence or a holiday escape, 6a Trevose Avenue offers a fantastic opportunity to embrace the coastal lifestyle Newquay is renowned for. Don't miss your chance to make this charming property your own – schedule a viewing today!

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## THE LEASE:

Length of Lease: 999

Lease Start Date: 2005

Ground rent: Peppercorn

Service charge & Info: TBC – Currently equally split as and when, with no monthly charge

Freeholder: Ms C Titley

Management Company: 6 Trevoise Avenue Management Company Limited

Residential letting: Yes

Holiday letting: Yes

Pets: Yes, with prior consent from landlord.

Any other relevant lease info: Lease 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 space at rear x 1

Heating and hot water: Gas Central Heating for both

Accessibility: Ground Floor Apartment

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance Hall

## Open Plan

### Lounge/Diner/Kitchen

15' 0" x 14' 10" (4.57m x 4.52m) L-Shaped (Max Measurements) Into Bay

## Bedroom 1

11' 0" x 9' 8" x 7' 11" x 6' 1" ( 18' 10" Overall Measurements)

## Small Rear Courtyard

## Shower Room

10' 7" x 5' 5" (3.22m x 1.65m) Irregular Shape (Max Measurements)

## Allocated Parking

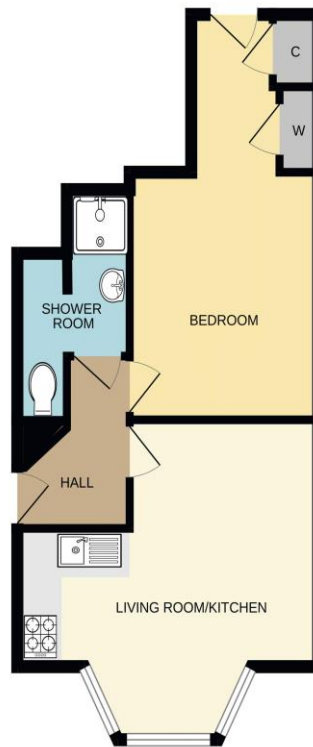
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GROUND FLOOR



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