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1 Oceanis Edgcumbe Avenue, Newquay TR7 2NJ

£107,800

A DECEPTIVELY SPACIOUS AND VERY WELL PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT WITH ALLOCATED PARKING, ONLY A SHORT DISTANCE TO NEWQUAY TOWN CENTRE AND MANY BEAUTIFUL BEACHES. OFFERED WITH NO ONWARD CHAIN AND IDEAL FOR FTB

PROPERTY TYPE: Flat

RECEPTIONS: 1 / **BEDROOMS:** 1 / **BATHROOMS:** 1

FEATURES:

- PRIME NEWQUAY LOCATION CLOSE TO THE TOWN AND BEACHES
- SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT
- NO ONWARD CHAIN
- ALLOCATED PARKING
- IDEAL BUY TO LET OR FOR FIRST TIME BUYERS
- 1/8 SHARE OF FREE HOLD
- WELL PRESENTED THROUGHOUT
- UPVC DOUBLE GLAZING
- GAS CH
- UPDATED SHOWER ROOM

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DESCRIPTION:

Ideally positioned just a short stroll from Great Western Beach and Newquay town centre, this stylish ground-floor one-bedroom apartment offers an excellent opportunity for first-time buyers, investors, or anyone searching for the perfect coastal retreat. Set in one of Cornwall's most sought-after seaside towns, you'll be surrounded by miles of golden sandy beaches, scenic coastal walks, renowned surf, and an excellent selection of cafés, restaurants, bars, and independent shops—all within easy walking distance. Whether you're embracing an active outdoor lifestyle or enjoying the vibrant town atmosphere, this location has something for everyone.

Oceanis is an attractive period townhouse, sympathetically extended and converted into just eight apartments in 2007. Occupying a desirable corner position on Edgcumbe Avenue and Edgcumbe Gardens, the building retains much of its original character while offering modern, low-maintenance living.

Accessed through a well-maintained communal entrance with charming original tiled flooring, the apartment opens into a welcoming hallway leading to a bright and spacious open-plan living area. A large box bay window floods the room with natural light, while high ceilings enhance the sense of space and complement the property's period character.

The contemporary kitchen is fitted with a range of modern units, incorporating an electric oven and hob, with additional space for a fridge and plumbing for a washing machine. A gas combination boiler, replaced in November 2020, provides efficient heating and hot water. The generous living space easily accommodates both lounge and dining furniture, creating an ideal space to relax at the end of the day.

The double bedroom is light and spacious, benefiting from a large side-facing window, while the modern shower room has been tastefully updated with a sleek shower enclosure, wash basin, and WC.

Further benefits include UPVC double glazing, gas central heating, quality flooring throughout, and neutral décor ready for a new owner to move straight into.

Outside, the property enjoys the convenience of an allocated off-street parking space.

LEASE INFORMATION

THE APARTMENT IS HELD ON THE REMAINDER OF A 125-YEAR LEASE NEW IN 2007 AND INCLUDES A ONE-EIGHTH SHARE OF THE FREEHOLD.

MANAGED BY BELMONT PROPERTIES, THE CURRENT SERVICE CHARGE IS £80 PER CALENDAR MONTH, COVERING BUILDING INSURANCE, COMMUNAL MAINTENANCE, WINDOW CLEANING, AND UPKEEP OF THE PARKING AREA. THERE IS NO GROUND RENT PAYABLE, AND HOLIDAY LETTING IS NOT PERMITTED.

Combining character, contemporary style, and an exceptional coastal location, this beautifully presented apartment is perfectly suited to first-time buyers, buy-to-let investors, or those seeking a stylish second home by the sea.

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Hallway
0.96m x 0.91m (3'1" x 2'11")

Kitchen/Lounge/Diner
6.62m x 4.41m (21'8" x 14'5"))

Bedroom
2.94m x 2.54m (9'7" x 8'3")

Shower Room
1.93m x 0.78m (6'3" x 2'6")

Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

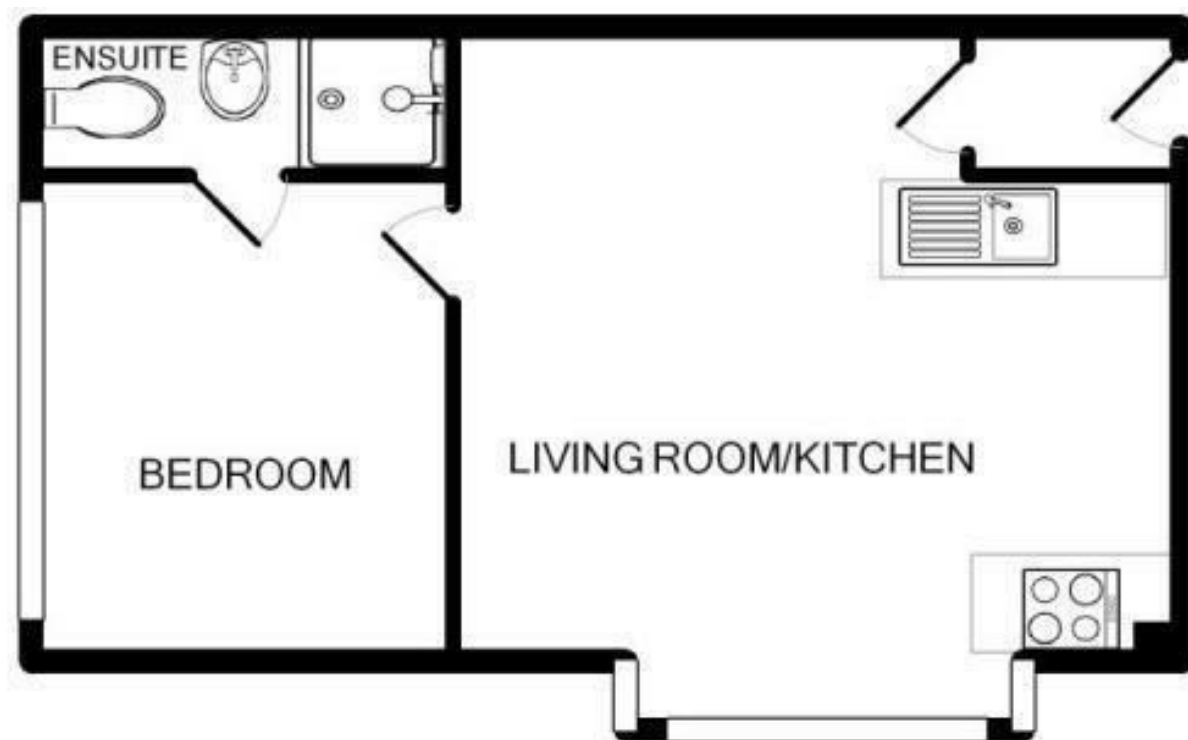
Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	75
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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