



12 Pentire Mews, Pentire Crescent, Newquay, TR7 1GW

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Agencies

An amazing opportunity to purchase a two double bedroom penthouse apartment in the sought after area of Pentire, Newquay, close to both the world famous Fistral Beach and the Gannel Tidal Estuary. Boasting a framed gorgeous view down the Gannel Estuary and over the golden sands of Crantock Beach. The apartment itself is immaculately presented throughout, benefiting from a recently refurbished principal en-suite, spacious living room with stunning handleless modern kitchen. Viewing is highly recommended. Unfortunately the lease for the development doesn't allow pets.

Guide Price £325,000 Leasehold - Share of Freehold

Key Features

- Penthouse apartment
- Framed Gannel estuary and Crantock beach view
- Two double bedrooms with principal en-suite
- Recently refurbished bathroom
- Within 200m of the River Gannel
- Within 325m of Fistral Beach
- Huge holiday let potential
- Superb location
- Allocated parking space
- Leasehold with share of freehold

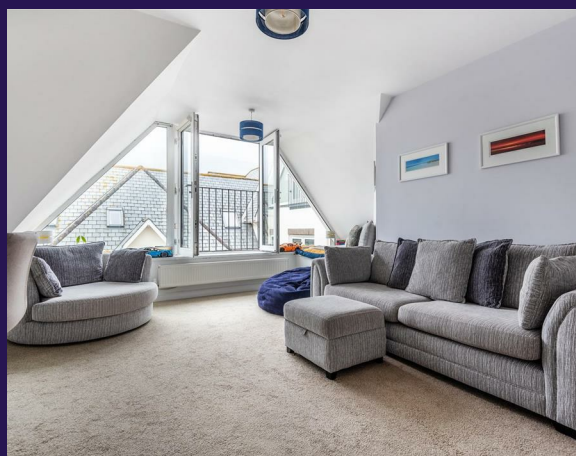
Location

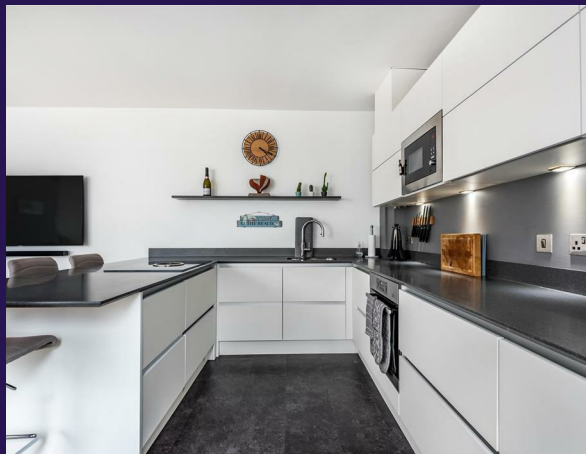
Located within 325m of both the famous Fistral Beach and the River Gannel is the Pentire Mews development. Due to the desirable location the property has the potential to be a successful holiday investment. The town of Newquay is within half a mile of the property and benefits from a range of shopping and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts a historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

Accommodation in Detail

Entrance Hallway

Wooden entrance door leading from communal hallway. Voice entry intercom system. Wifi controlled thermostat.





Living Space

Delightfully spacious lounge area boasting an impressive bench seating area, a perfect space for appreciating the stunning view down the Gannel Estuary and over Crantock Beach that also doubles as generous storage, additionally extra touches such as the juliet balcony, dimmable pendant lights and low profile brushed stainless steel sockets complete the space.

Kitchen

This handleless modern fitted kitchen including a range of base, wall and draw units with Corian worktops was designed with entertaining in mind, incorporating a peninsula breakfast bar with a BORA Pure downdraft extractor four ring induction hob and 18 bottle wine cooler. Completing the kitchen is an undermounted stainless steel sink with Quooker boiling tap, further integrated appliances including an electric oven, microwave, washer dryer and dishwasher as well as pull out corner storage.

Principle Bedroom

Double glazed wooden velux window. Built in wardrobe.

Leasehold Information

Leasehold with a share of the freehold

999 year lease from 2014

Service charge including buildings insurance £1,552.60 per annum

Ground rent is peppercorn

En-suite

Recently refurbished to a high standard this shower room includes a corner shower unit with mains over head waterfall shower, handheld hose extension and glass sliding doors, close couple WC with dual flush and a wallmounted wash hand basin with mixer tap set in a vanity style unit with draws below and LED backlit mirror above. The shower room is complimented by the accents of matt black sanitaryware throughout as well as an in-built bluetooth ceiling speaker. Opaque uPVC double glazed window. Shaving point. Tiled walls and flooring.

Bedroom Two

Wooden double glazed velux window. Built in wardrobe.

Family Bathroom

Single panel bath unit with mixer tap, mains over head shower and glass screen. Pedestal wash hand basin with mixer tap and feature oversized mirror above. Close couple WC with dual flush. Tiled walls and floor. Extractor.

Agents Notes

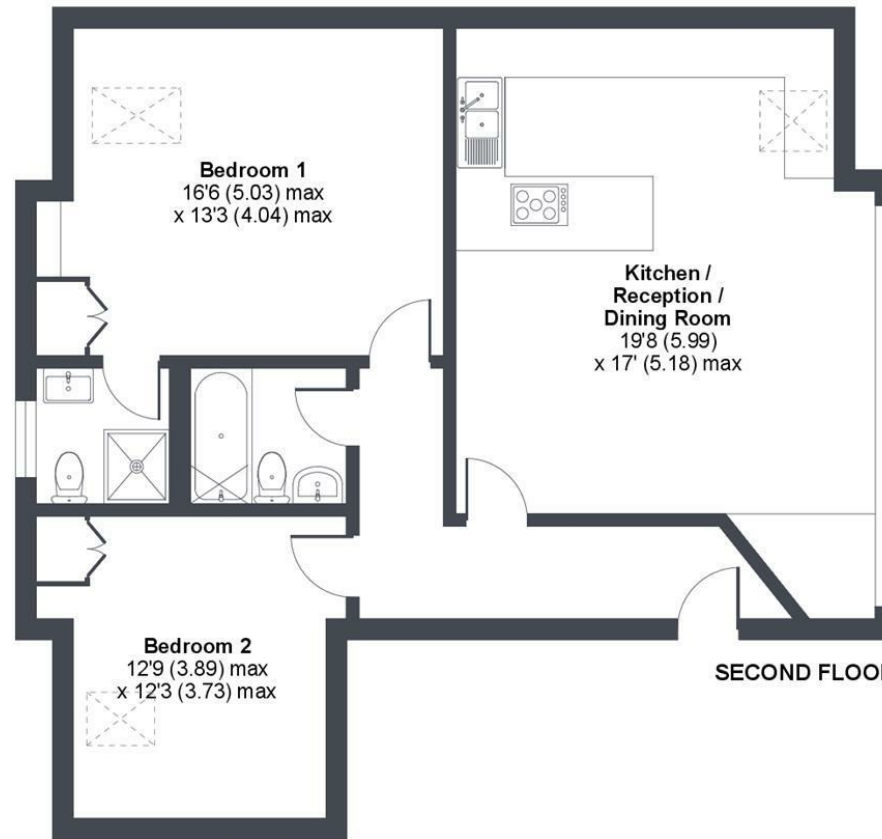
Mains gas, electric, water and drainage can be found at the property, however we have not verified any of the connections. Supplied services and appliances have not been tested by the agents. Prospective purchasers are advised to make their own enquiries.



Pentire Crescent, Newquay, TR7

Approximate Area = 875 sq ft / 81.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for David Ball Agencies. REF: 763725

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 76 |
| (55-68) D | | |
| (38-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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