

1 Fistral House  
Esplanade Road, Pentire

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| LUXURY COLLECTION |





David Ball Luxury Collection are delighted to offer for sale this front line two double bedroom ground floor apartment. Situated within this exclusive boutique development by Legacy properties, who are arguably one of the county's finest, award winning developers. Early viewing is highly recommended. Chain free.

## Guide Price £430,000 Leasehold - Share of Freehold

### Key Features

- Two Bedroom Ground Floor Apartment
- Frontline Coastal Location
- Part of an Award Winning Development
- Bespoke Fitted Cornish Kitchen
- Economical Underfloor Heating
- Designer Bathroom suites and Tiling
- Private Allocated Parking
- Front and Rear Private Secluded Patios
- Communal Surf Showers with Private Store
- EPC B





# The Property

Apartment One, Fistral House is conveniently located on the ground floor of an award-winning, exclusive boutique development. Situated just a stone's throw away from the world-famous surfing waves and sandy shores of Fistral Beach, as well as renowned restaurants, this apartment offers both convenience and luxury.

The property boasts high-quality finishes throughout. The bespoke kitchen, crafted in Cornwall, features coordinating composite stone worktops, an under-counter Franke stainless steel sink unit with a mixer tap, a peninsular island, and an alcove breakfast bar perfect for entertaining guests. Integrated Neff appliances include a single slide-and-hide oven, a four-ring induction hob with a clever hidden ceiling extractor, a microwave, a dishwasher, and a fridge freezer.

The open-plan living space exudes contemporary coastal living, with its clean lines and gentle sliding doors opening onto a private patio, seamlessly blending indoor and outdoor living.

Both double bedrooms offer flush-fitted wardrobes, 100% woollen carpets, and private access to the rear south-facing patio. The bathroom and master en-suite feature quality sanitary ware by Vitra, chrome brassware by Hansgrohe, built-in mirrored storage by Keuco, bespoke vanity units, and full tiling by Mandarin Stone.

Additionally, the property is equipped with up-to-date smart home technology, including discreet ceiling speakers in the open-plan living space and master bedroom, pre-wiring for electric curtains, dimmable LED lighting throughout, and underfloor heating that can be controlled via smartphone. Coastal white-washed engineered oak flooring graces the living spaces and hallways, adding to the property's elegant appeal. A secure video entry door system provides peace of mind.

The apartment is covered by the remainder of the NHBC ten-year structural build warranty, which began in 2017.







## Lesaehold Information

Share of Freehold

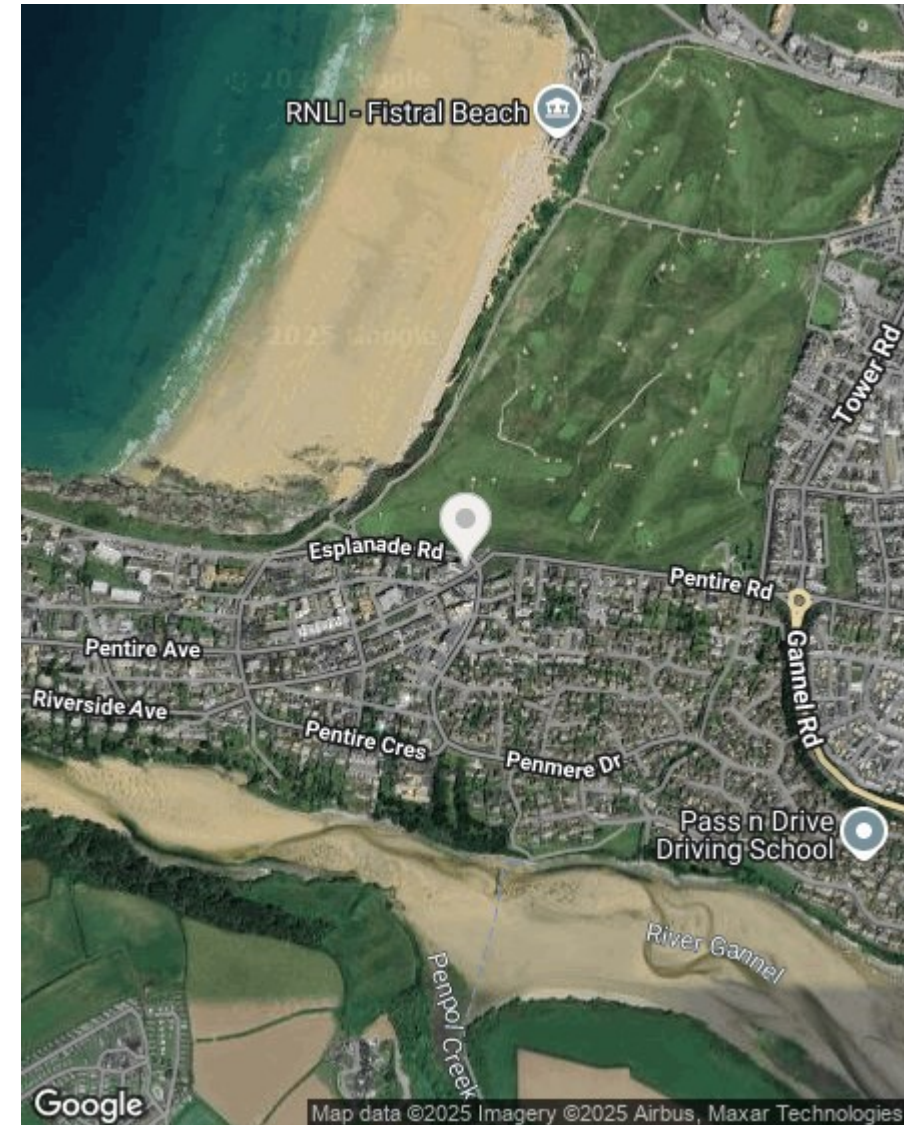
Yearly Maintenance Fee - £1698

Reserve fund £249 per annum

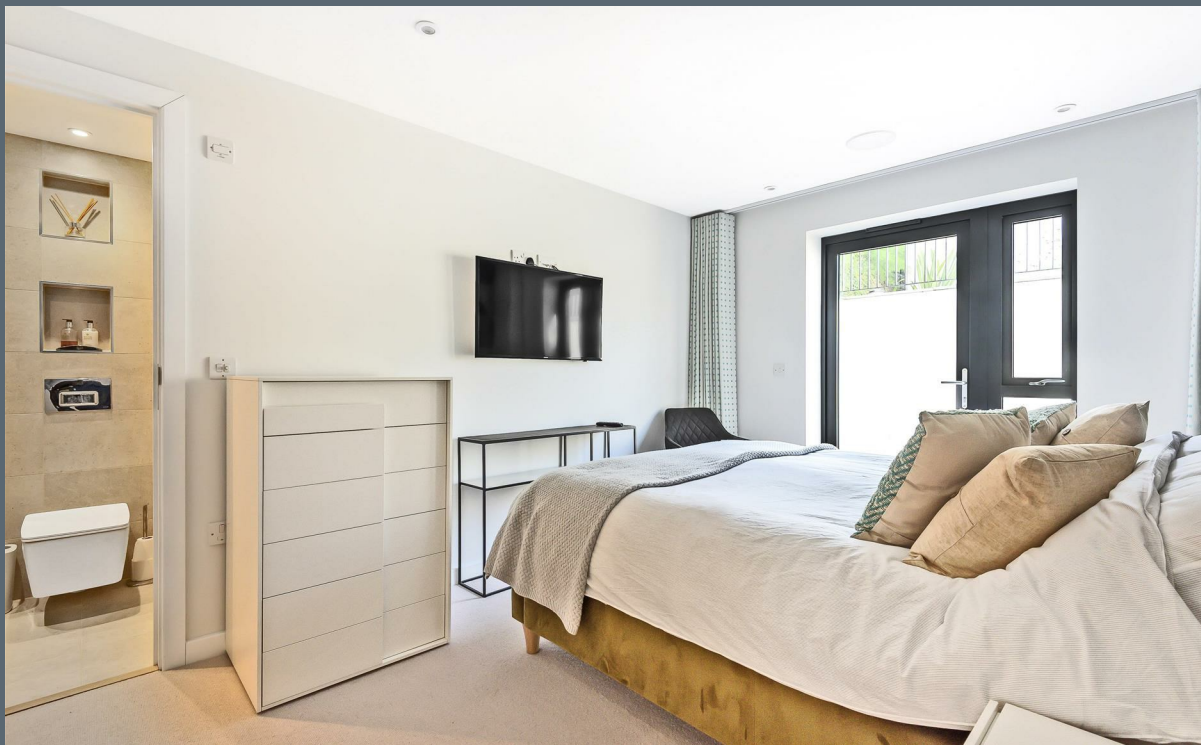
Ground Rent - Peppercorn

999 Year Leasehold from 2017

The property is currently business rated due to being a successful holiday let.







## The Location

Esplanade Road is nestled on the southerly peninsula of Newquay, embracing the world-renowned Fistral Beach. Offering uninterrupted panoramic views of the beach, bay, surf, sand dunes, and the links golf course, residents can revel in these breathtaking vistas every day of the year. Adjacent to Esplanade Road lies the protected headland of Pentire, situated between Fistral Beach and the picturesque River Gannel Estuary. Here, you'll find the Lewinick Lodge, a boutique eatery and hotel perched in a spectacular location.

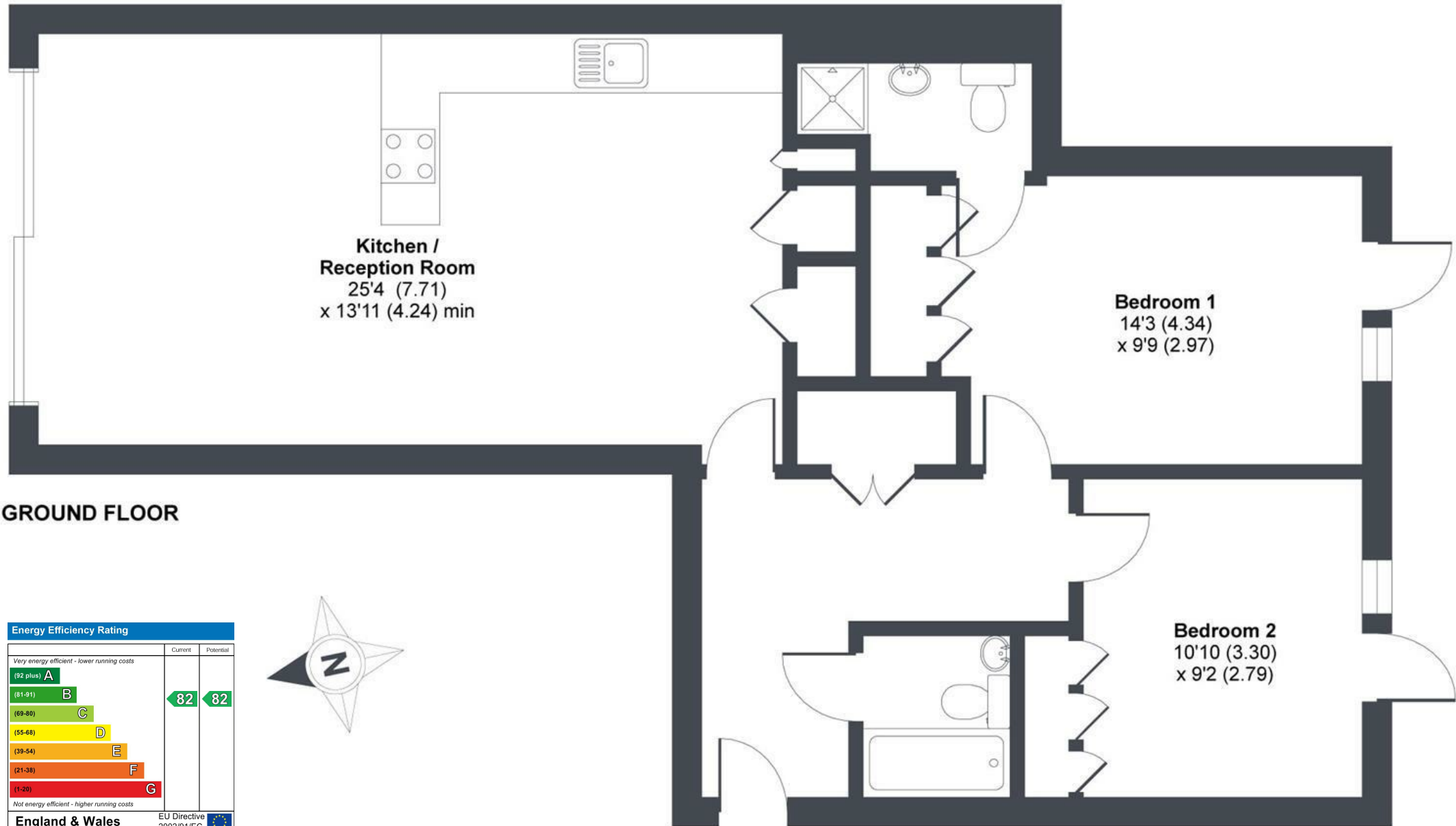
The River Gannel Estuary separates the charming village of Crantock from Newquay. At high tide, access to the sandy passage by foot becomes restricted, but there's the option of taking the ferry from the Fernpit Café, a cherished establishment that has been serving since 1910 under the same family ownership.



Newquay boasts a rich history, originating as a small pilchard fishing village known as Towan Blystra. Its evolution into a bustling tourism hub began with the introduction of the railway in 1874. Today, Newquay offers a range of amenities including shopping, schools, banks, and a vibrant selection of bars and restaurants. The town's historic working fishing harbor adds to its character, while its coastline is hailed as some of Europe's finest. Convenient transportation options include bus and rail services to surrounding areas, with Newquay Airport located approximately seven miles away.

# Esplanade Road, Newquay, TR7 1US

APPROX. GROSS INTERNAL FLOOR AREA 838 SQ FT 77.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.









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