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Fistral Sands Apartments, Newquay TR7 1HL

£250,000

A CHARMING LOFT-STYLE ONE-BEDROOM APARTMENT WITH SPECTACULAR VIEWS OVER THE GOLF COURSE, FISTRAL BEACH AND NEWQUAY BAY. PERFECTLY SITUATED AT THE GATEWAY OF FISTRAL BEACH, YET JUST A SHORT WALK FROM THE HARBOUR AND THE TOWN CENTRE. AN IDEAL COASTAL GETAWAY, SUCCESSFUL HOLIDAY LET OR CONTEMPORARY PERMANENT RESIDENCE.

PROPERTY TYPE: Apartment - Purpose Built

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

FEATURES:

- ONE BEDROOM TOP FLOOR LOFT STYLE APARTMENT
- LOCATED AT THE GATEWAY TO FISTRAL BEACH
- INCREDIBLE VIEWS OF NEWQUAY BAY AND FISTRAL BEACH
- AVAILABLE FULLY FURNISHED
- NO ONWARD CHAIN
- CURRENTLY A LUCRATIVE UP AND RUNNING HOLIDAY LET
- PLENTY OF STORAGE
- GORGEOUS BAY WINDOW OVERLOOKING THE BAY
- EPC TO FOLLOW
- INCREDIBLE LOCATION BETWEEN FISTRAL BEACH AND THE HARBOUR

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DESCRIPTION:

Perfectly positioned at the gateway to Fistril Beach, this exceptional top-floor loft-style apartment enjoys one of Newquay's most sought-after locations. Combining striking contemporary design with an outstanding standard of accommodation, the spacious one-bedroom home makes the most of its elevated position, capturing spectacular panoramic views while being just a short walk from the town centre and its excellent range of amenities.

Stepping inside, a welcoming entrance hallway provides access to each room. The impressive open-plan kitchen, dining and living space is flooded with natural light and offers a stylish, modern finish throughout. Finished with elegant marble worktops, the kitchen provides an impressive amount of storage alongside integrated appliances including a fridge, freezer, oven and gas hob. The dining and living area is centred around a large bay window, perfectly framing uninterrupted views across Newquay Bay. There's ample space for relaxing and casual dining making this the ultimate holiday retreat or home.

The generous double bedroom continues to showcase the apartment's enviable outlook, with fitted wardrobes providing excellent storage while enjoying stunning views stretching across the golf course towards Fistril Beach. The contemporary bathroom is beautifully presented with a crisp white suite, striking tiled finishes and a rainfall shower fitted over the bath.

The property benefits from uPVC double glazing and gas-fired central heating, ensuring comfort throughout the year. The attractive building retains the character of a period property, featuring spacious, well-maintained communal staircases that create an impressive first impression. Outside, residents have access to communal gardens overlooking the golf course and Fistril Beach, together with a convenient communal bin store.

Although the apartment does not include an allocated parking space, unrestricted street parking is available nearby, and permits can also be purchased for local council-operated car parks if required.

With Fistril Beach, Newquay Bay and the vibrant town centre all within easy walking distance, this superb apartment offers an outstanding opportunity to enjoy the very best of coastal living in one of Newquay's most desirable locations.

THE LEASE:

Length of Lease: 999 years

Lease Start Date: 2003

Ground rent:

Service charge & Info: £1200 including ground rent

Freeholder: Share of Freehold

Management Company: Fistril Sands

Residential letting: Permitted

Holiday letting: Permitted

Pets: Permitted

Each owner owns a 1/6 share of the freehold

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Kitchen/Living Area
7.54m x 3.66m (24'8" x 12'0")

Bedroom
4.18m x 2.68m (13'8" x 8'9")

Bathroom
2.69m x 2.44m (8'9" x 8'0")

Hallway
2.78m x 0.90m (9'1" x 2'11")

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:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		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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