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Flat 5 95 Pentire Avenue, Newquay TR7 1PF

£225,000

A STUNNING AND RECENTLY RENOVATED COASTAL APARTMENT WITH A PANORAMIC VIEW OF THE GORGEOUS ATLANTIC OCEAN. IT'S MODERN AND ROOMY, FEATURING AN OPEN-PLAN LIVING AREA THAT TAKES ADVANTAGE OF THE BREATHTAKING SCENERY. THIS PROPERTY OFFERS PARKING AND HAS A SOUTHERLY FACING COMMUNAL GARDEN.

PROPERTY TYPE: Apartment

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

FEATURES:

- EXCEPTIONALLY WELL POSITIONED ONE BEDROOM COASTAL APARTMENT
- RIVER GANNEL VIEWS ON ONE SIDE AND SEA VIEWS ON THE OTHER
- COMMUNAL SOUTHERLY FACING GARDEN
- SOLID OAK DOORS THROUGHOUT
- INTEGRATED NEFF APPLIANCES
- NEW ROOF IN 2024
- REFURBISHED TO A LUXURIOUS STANDARD
- SMALL DEVELOPMENT OF JUST SIX APARTMENTS
- PERFECT AS A BOLT HOLE JUST A FEW STEPS FROM THE OCEAN

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www.momove.co.uk

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DESCRIPTION:

Situated in a prime spot, this exquisite apartment combines the best of contemporary living with the serene atmosphere of the seaside. Just a mile from the lively Newquay town centre, it's in close proximity to a variety of facilities, including fashionable bars and upscale dining options.

Following a recent and extensive renovation, this first floor apartment offers a brilliant standard of craftsmanship. It's suitable for both weekend getaways and permanent living, attracting a wide array of potential buyers, from first-time buyers to experienced investors in rental properties, and those looking for a coastal getaway.

Stepping inside, you're greeted by a wide hallway filled with custom-made storage solutions, offering a smooth entry into the bright and breezy living areas. The open-concept living room, dining area, and kitchen are flooded with sunlight, courtesy of three large windows that provide stunning views of the sea from every direction. The kitchen, recently renovated, features Royal Navy-inspired design elements, complete with top-of-the-line Neff appliances and plenty of room for both living and dining furniture.

The exceptionally spacious bedroom, located at the back, serves as a lavish getaway with enough room for a king-size bed and a large window that overlooks the countryside and the River Gannel. The ensuite bathroom is elegantly designed, with floor-to-ceiling tiles and a generous walk-in shower.

This property has UPVC double-glazed windows and eco-friendly electric panel radiators, it's flawlessly presented throughout.

The gravel parking area for residents' cars at the front offers one space for each apartment. The main entrance, positioned on the side of the building, leads to a large communal southerly facing garden at the back, perfect for all residents to relax and enjoy.

Don't overlook the chance to turn Flat 5, 95 Pentire Avenue into your coastal haven – a place where the modern lifestyle meets the tranquility of the sea, right in the heart of Pentire, Newquay's most coveted area.

LEASE DETAILS

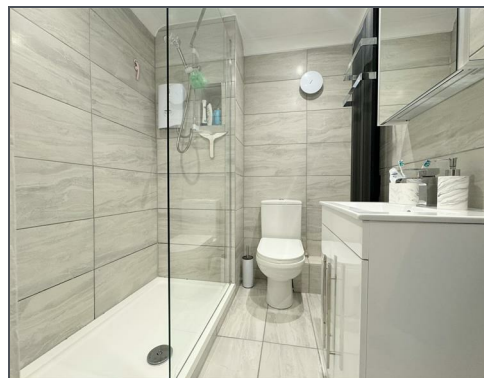
LEASE LENGTH: 165 Years
LEASE START DATE 1st January 1980
GROUND RENT £50 per year
SERVICE CHARGE £1000.00 p/a
FREEHOLDER Mr Chris Dooley
RESIDENTIAL LETTING: Permitted
HOLIDAY LETTING: Not permitted
PETS: Permitted

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Hallway
3.76m x 1.27m (12'4 x 4'2)

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Lounge Kitchen Diner
6.43m x 3.48m (21'1 x 11'5)

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Bedroom
4.75m x 3.84m (15'7 x 12'7)

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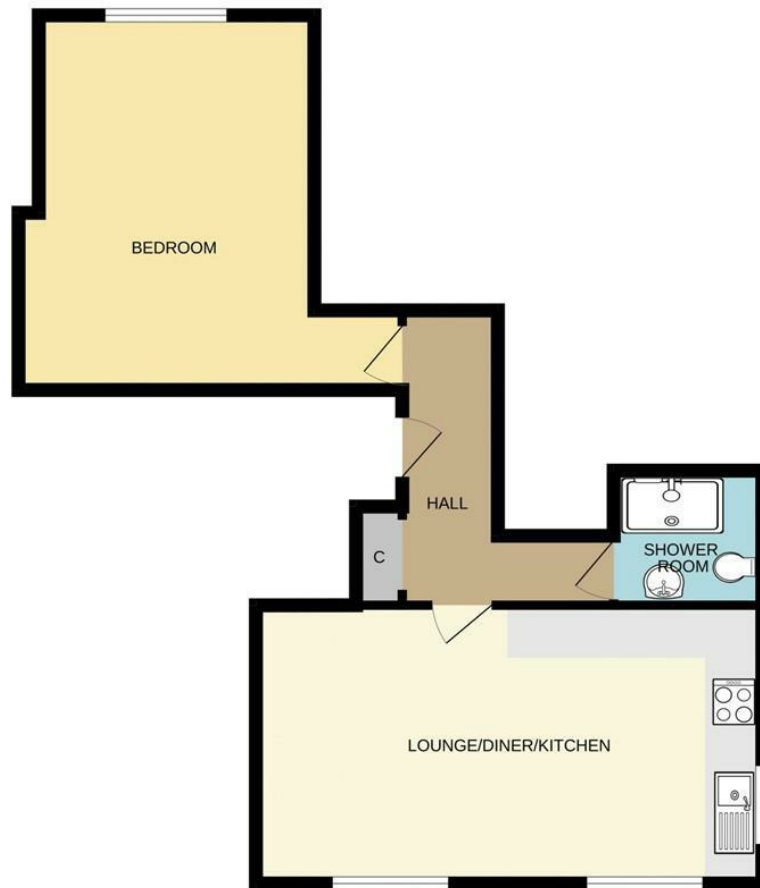
Shower Room
1.85m x 1.68m (6'1 x 5'6)

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FLOORPLAN:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metroplan v2004

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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