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12 Pentire Heights Pentire Avenue, Newquay TR7 1TH

£298,000

A EXCEPTIONAL, RECENTLY RENOVATED TWO-BEDROOM COASTAL APARTMENT WITH A GORGEOUS VIEW OF FISTRAL BEACH AND THE COASTLINE BEYOND. THIS APARTMENT IS MODERN AND ROOMY, JUST A SHORT WALK TO FISTRAL BEACH, CRANTOCK BEACH AND THE RIVER GANNEL FEATURING AN OPEN-PLAN LIVING AREA THAT TAKES ADVANTAGE OF THE BREATHTAKING SCENERY WITH PARKING AND A NEAT, WELL CARED FOR COMMUNAL GARDEN.

PROPERTY TYPE: Apartment

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 2

FEATURES:

- GROUND FLOOR TWO BEDROOM APARTMENT
- PRESENTED TO A SUPERB, FLAWLESS STANDARD
- EXCEPTIONAL VIEWS OF FISTRAL BEACH
- PERFECT AS A LUCRATIVE HOLIDAY LET OR PERMANENT HOME
- ALLOCATED PARKING
- NO ONWARD CHAIN
- JUST A FEW MINUTES WALK TO FISTRAL BEACH AND THE RIVER GANNEL
- CONTEMPORARY, COASTAL LIVING AT ITS BEST!
- DIRECT ACCESS TO FISTRAL BEACH VIA A PATH FROM PENTIRE HEIGHTS
- FURNITURE AVAILABLE BY SEPARATE NEGOTIATION

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DESCRIPTION:

Located in a prime spot, this exquisite apartment combines the best of contemporary living with the serene 'seaside feel'. A home on the Pentire peninsular is something many of us dream of. It's not difficult to see what this location is so desirable! Within a few minutes you can be surrounded by the stunning beauty of The River Gannel which is a truly special place, a Mecca for watersports lovers at high tide and a beautiful, peaceful place to walk when the tide recedes. The more dramatic but equally beautiful world famous Fistral Beach is just down the hill. Fistral Beach is one of the world's top surfing destinations and is a play ground for water sports enthusiasts with plenty of opportunities to learn to surf. It hosts a number of UK surf competitions including Boardmasters.

Just a short stroll away, the vibrant town of Newquay offers an array of cafes, restaurants and bars with a good range of shops. Newquay Golf Course is very highly regarded overlooking the world famous Fistral Beach and is easily accessed. There are many wonderful restaurants within easy reach including The award winning Fish House and The Stable perched above Fistral Beach. The iconic Headland Hotel is just a ten minute walk and has recently opened The five-star Aqua Club featuring six pools and a brand new restaurant.

Following a recent and extensive renovation, this ground floor two bedroom apartment offers a luxury 'high-end' standard of accommodation. 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 welcoming 'L-shaped' hallway with an intercom entry system, offering a smooth entry into the bright and breezy living areas. The open-plan living room, dining area, and kitchen are flooded with natural light, courtesy of the large windows that provide stunning views of Fistral Beach and the coastline beyond. Practically, the sleek kitchen offers plenty of cupboards with a fully integrated appliance pack including an oven, microwave, electric hob, fridge freezer, dish washer and washing machine. This is a superb social area with plenty of space for cooking, dining, relaxing and entertaining.

The exceptionally spacious bedrooms are presented to a luxurious standard, there's one at the front and one at the rear with the main bedroom offering an elegantly designed en suite, with floor-to-ceiling tiles and a generous walk-in shower. To complete the accommodation, the family bathroom is presented to the highest standard and features a bath with a shower over.

This property has UPVC double-glazed windows and gas central heating powered by a combination boiler, which is only two years old. The decor is bright and fresh throughout complimented by solid oak flooring throughout with the added luxury of uplighters and down lighters in hallway, main bedroom and bathroom.

At the rear, there's a neat communal garden for all to enjoy offering breath taking views of Fistral beach and just on the other side of the garden, you will find the parking area with an allocated space and two visitor spaces.

Don't overlook the chance to turn Number Twelve Pentire Heights into your coastal retreat.. 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: 999 Years

LEASE START DATE 1st January 2003

SERVICE CHARGE £1754.15 including ground rent

RESIDENTIAL LETTING: Permitted

HOLIDAY LETTING: Permitted

PETS: Permitted for long term residents but not holiday guests

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Hallway L Shaped
3.45m x 2.97m (11'4 x 9'9)

Lounge Area
4.42m x 3.28m (14'6 x 10'9)

Kitchen Area
4.39m x 2.82m (14'5 x 9'3)

Bedroom 1
3.38m x 3.28m (11'1 x 10'9)

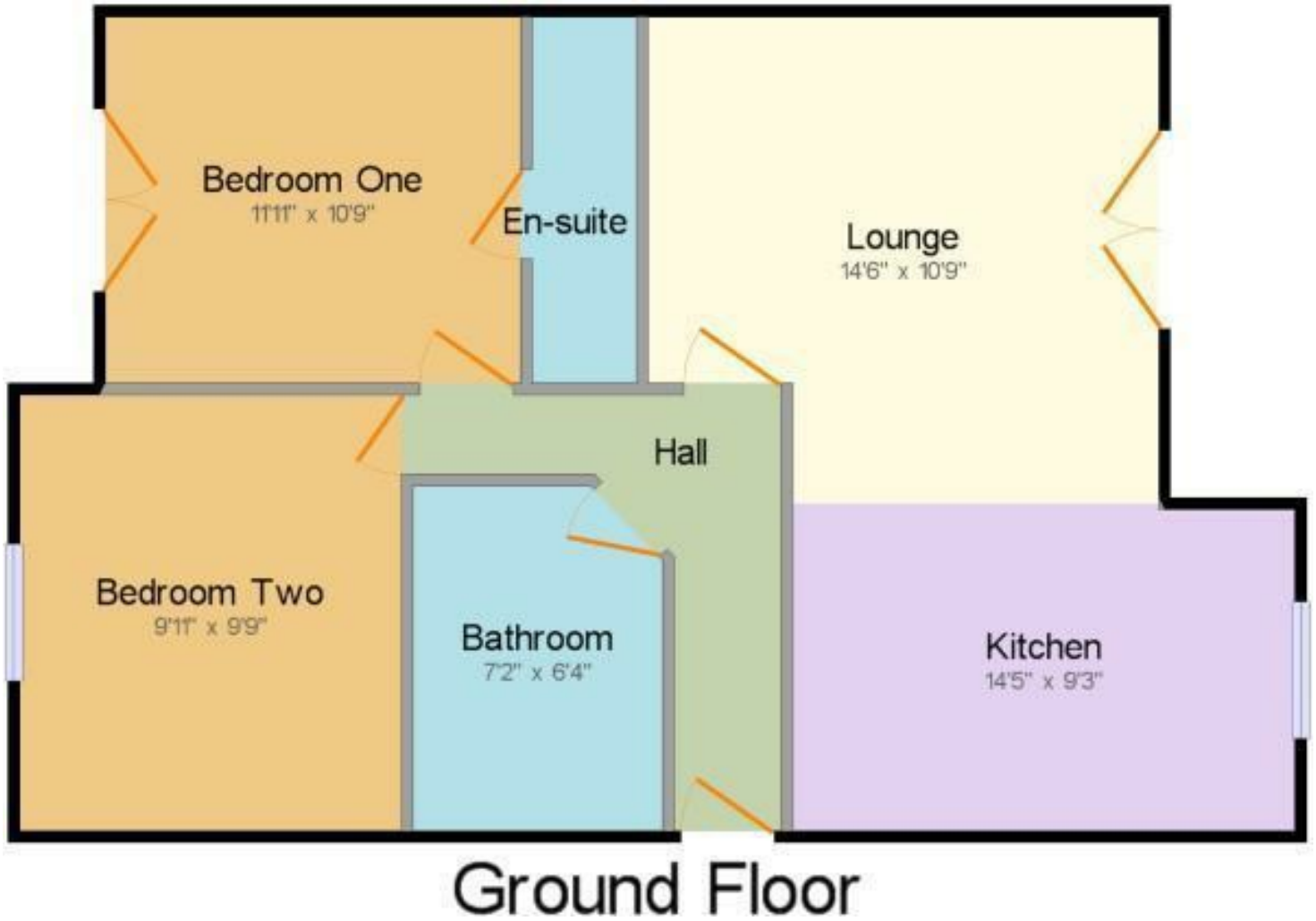
En Suite
2.51m x 0.84m (8'3 x 2'9)

Bedroom 2
3.02m x 2.97m (9'11 x 9'9)

Bathroom
2.18m x 1.93m (7'2 x 6'4)

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FLOORPLAN:



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			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	78
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			

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