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32 Tre Lowen Pentire Crescent, Newquay TR7 1FQ

£235,000

A ONE DOUBLE BEDROOM SECOND FLOOR APARTMENT WITH A SOUTHERLY FACING BALCONY, A SURF STORE AND ALLOCATED PARKING, LOCATED JUST A FEW MINUTES WALK TO FISTRAL BEACH AND THE RIVER GANNEL OFFERED WITH NO ONWARD. CHAIN.

PROPERTY TYPE: Apartment

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

FEATURES:

- ONE DOUBLE BEDROOM SECOND FLOOR APARTMENT
- ALLOCATED PARKING
- AVAILABLE FULLY FURNISHED AND EQUIPPED
- USEFUL SURF STORE
- EASY WALKING DISTANCE TO FISTRAL BEACH AND THE RIVER GANNEL
- SUNNY, SHELTERED SOUTHERLY FACING BALCONY
- NO ONWARD CHAIN
- OUTDOOR SHOWER
- PRESENTED TO A FLAWLESS STANDARD

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DESCRIPTION:

Located in one of Newquay's most desirable locations sandwiched between the River Gannel and Fistral Beach this gorgeous one bedroom second floor apartment at Tre Lowen provides a rare opportunity for someone to buy a bolt hole by the sea or a permanent home. The world famous Fistral Beach hosts many surf events every year and is popular with families and surfers alike. There are many facilities at the beach including surf hire, Rick Stein's cafe, The Beach Bar, The Fish House and a good range of independent shops. There is Life guard cover from 28th March - 1st November and dogs are permitted all year round. The River Gannel 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 accommodation is light, bright and airy and beautifully decorated in a contemporary style, it really is 'turn key' ready with the added advantage of a lovely sunny balcony off the living area, ideal for a morning coffee in the sun or lunch al fresco!

Positioned on the second floor with a southerly facing aspect and balcony, this apartment has a bright and welcoming communal entrance. Upon entering the apartment on the second, an L-shaped hallway with an intercom entry system and a useful storage cupboard guides you into the open plan kitchen/diner/living room which has high quality wood effect flooring. This is a generous, bright social space with ample space for lounge and dining furniture opening onto a sheltered southerly facing balcony enjoying all day sun, perfect for topping up the tan whilst watching the world go by.

The kitchen area is fitted with a generous range of modern, cream shaker style units with a fully integrated appliance pack including a fridge freezer, washing machine and dish washer with an electric cooker and gas hob.

The bedroom which has a window to the rear with an open outlook is particularly spacious with plenty of built in storage. As you would expect, the bathroom is spacious and flawlessly presented with a 'P' style bath with a shower over.

This property is decorated to a very high modern standard throughout with good quality flooring and carpets. There is gas central heating powered by a combination boiler.

Externally, there is allocated parking for one car and four visitor spaces. In addition there is a very useful surf store and a bin store. This property is available fully furnished by separate negotiation.

In summary, this immaculate apartment is located in one of Newquay's most desirable locations within easy walking distance of Fistral Beach and The River Gannel, it would make a perfect holiday home or a great property to live in full time, offered with NO ONWARD CHAIN.

Charges:

There is a monthly service charge of £68.52 and the ground rent is £97.25 bi-annually.

Lease: 999 years, new in 2011.

Pets are permitted.

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Hallway L-Shaped
3.63m x 3.35m (11'11 x 11'0)

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Kitchen
2.59m x 2.06m (8'6 x 6'9)

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Lounge Diner
4.11m x 3.86m (13'6 x 12'8)

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Bedroom
3.14 x 3 (10'3" x 9'10")

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Bathroom
2.18m x 1.88m (7'2 x 6'2)

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FLOORPLAN:



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.
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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			
(92-100) 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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