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45 Tre Lowen, Pentire Crescent, Newquay TR7 1FQ

£146,170

A RARE OPPORTUNITY TO PURCHASE A ONE DOUBLE BEDROOM DISCOUNTED SECTION 106 APARTMENT IN THE HIGHLY DESIRABLE PENTIRE AREA OF NEWQUAY. THIS PROPERTY IS WELL PROPORTIONED WITH THE ADDED BENEFIT OF A PRIVATE SUN TERRACE AND ALLOCATED PARKING.

PROPERTY TYPE: Apartment

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

FEATURES:

- SECTION 106 AFFORDABLE ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT
- 62.20% OF THE OPEN MARKET VALUE
- NEAT ENCLOSED SUN TERRACE
- PRESENTED TO A SUPERB STANDARD
- IDEALLY LOCATED BETWEEN FISTRAL BEACH AND THE RIVER GANNEL
- A RARE OPPORTUNITY FOR LOCAL FTB
- ALLOCATED PARKING

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DESCRIPTION:

Located in one of Newquay's most desirable locations sandwiched between the River Gannel and Fistral Beach this one double bedroom ground floor apartment provides a rare and unique opportunity for local first time buyers to make their first step onto the property ladder.

The accommodation is light, bright and airy and is decorated in a contemporary style with high quality decor and carpets throughout.

A hallway guides you into the living area which is open plan to the kitchen. The white shaker style kitchen has a good range of units and an integrated dish washer, washer dryer and fridge freezer. Off from the lounge, you will find neat, enclosed and private sun terrace, a real bonus for buyers looking for some very useable outdoor space!

The double bedroom is a generous size with built in storage and is decorated to a superb standard.

Off from the hallway, the partly tiled bathroom has a 'P' bath with shower over, also presented to a flawless standard.

Externally, there is a communal bin store and an allocated parking space.

The ground rent is £194.50 per annum and the service charge is £834.31 annually. Buildings insurance is £404.71 annually. (All 2025 figures.)

Eligibility

We give preference to those with a local connection within 10 mile radius of the property however we can also consider those with a Cornwall connection if no applicants come forward after a period of 2 weeks that meet the 10 mile radius from advertising:

12 months + residency

OR

Permanent employment 16 hours + per week

OR

Former residency of 5 + years

OR

Close family connection where that family member has lived for 5 + years (Mum/Dad/Son/Daughter/Brother/Sister)

OR

Born in the area

OR

Grew up for the first 10 years of their life in the area

In addition the applicant will need to:

Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market

Have a maximum household income of £80,000

Have a minimum 10% deposit (or 5% with relevant AIP)

Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)

Have viewed and offered on the property

From 1 February 2021, the Council charge a non refundable Section 106 eligibility assessment fee of £150. This fee recovers the cost of assessing whether someone is eligible to buy an affordable home. This is in accordance with the Section 106 agreement relating to the property. The fee will be need to be paid by the person buying the property before we authorise the purchase. The fee is not required to be paid upfront and will be requested by the buyer when their solicitors are appointed.

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Hallway
2.26m x 2.03m (7'5 x 6'8)

Lounge Area
4.32m x 3.86m (14'2 x 12'8)

Kitchen Area
2.54m x 2.01m (8'4 x 6'7)

Bedroom
3.84m x 2.97m (12'7 x 9'9)

Bathroom
2.18m x 1.68m (7'2 x 5'6)

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FLOORPLAN:

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (49.0 sq.m.) approx.
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 plus) 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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