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## 60 Pentire Avenue, Newquay TR7 1UA

**£230,000**

A LUXURY AND BEAUTIFULLY MAINTAINED ONE DOUBLE BEDROOM APARTMENT HIGH UP ON THE HEADLAND OF PENTIRE. WITH ALLOCATED PARKING AND VIEWS ACROSS THE GOLF COURSE FROM THE TERRACE. THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** Apartment - Purpose Built

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

### FEATURES:

- ONE BEDROOM GROUND FLOOR APARTMENT
- LUXURY PENTIRE DEVELOPMENT
- ALLOCATED PARKING
- TERRACE WITH VIEWS ACROSS THE GOLF COURSE
- NO ONWARD CHAIN
- CURRENTLY A LUCRATIVE HOLIDAY LET
- PRESENTED TO A LUXURY STANDARD

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#### DESCRIPTION:

Located within the prestigious Salt Water Apartments development in the highly desirable Pentire peninsula, this exceptional one-bedroom ground-floor apartment offers luxury coastal living in one of Newquay's most sought-after locations. Pentire is renowned for its spectacular surroundings, bordered by the Atlantic Ocean, the iconic Fistral Beach, and the tranquil Gannel Estuary, all of which are within easy walking distance. Despite its peaceful setting, the property remains conveniently positioned less than a mile from Newquay town centre and its wide range of shops, restaurants, and amenities.

Finished to an impressive specification throughout, the apartment enjoys its own private entrance at the rear of the building, providing added privacy and the convenience of avoiding the communal hallway. The property also benefits from a pleasant outlook across the nearby golf course from its private terrace area.

Upon entering, you are welcomed into a beautifully designed open-plan living space that has been thoughtfully arranged to maximise both comfort and functionality. The contemporary kitchen features elegant acrylic stone worktops, a central island providing additional workspace and storage, and a range of high-quality integrated Neff appliances including an electric oven, hob with inset extractor, microwave, fridge freezer and dishwasher.

The living and dining area offers generous space for both relaxation and entertaining, complemented by useful built-in storage solutions. A secure lockable storage cupboard/utility cupboard provide practical everyday convenience, housing the boiler, heating system, and plumbing for a washing machine.

The double bedroom is well proportioned and benefits from fitted wardrobes, creating ample storage while maintaining a clean and uncluttered feel. The luxurious bathroom has been finished to an excellent standard and comprises a spacious double shower, WC, wash hand basin, stylish tiling, and a contemporary anti-mist mirror.

Additional features include underfloor heating throughout beneath attractive luxury vinyl tile flooring, ensuring comfort all year round. Externally, the apartment benefits from an allocated parking space.

The property is held on a 999-year lease commencing in 2017.

The current ground rent is £500.00 per annum, with a service charge of £650.00 payable every six months.

Pets and Holiday Letting are permitted.

For purchasers seeking a ready-to-enjoy coastal retreat or investment opportunity, it is also available fully furnished. Furthermore, there is the option to assume future holiday bookings, offering potential immediate rental income.

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Inner Hallway  
2.13m x 1.14m (7'0 x 3'9)

Lounge/Kitchen Diner  
6.83m x 3.78m (22'5 x 12'5)

Bedroom  
4.34m x 3.15m (14'3 x 10'4)

Shower Room  
2.87m x 1.70m (9'5 x 5'7)

#### 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:**

GROUND FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.4 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.