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2 The Point Pentire Avenue, Newquay TR7 1FS

£290,000

A SUPERB GROUND FLOOR TWO-BEDROOM APARTMENT SET WITHIN THE PRESTIGIOUS DEVELOPMENT OF 'THE POINT', BOASTING DELIGHTFUL SEA VIEWS, IMPRESSIVE OPEN-PLAN LIVING ACCOMMODATION, A GENEROUS SHELTERED PRIVATE PATIO AND ALLOCATED PARKING. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Apartment - Purpose Built

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

FEATURES:

- TWO DOUBLE BEDROOM LUXURY GARDEN APARTMENT
- PRIVATE SEA FACING COURTYARD GARDEN
- DISTANT SEA VIEWS
- GENEROUS OPEN-PLAN LIVING AREAS
- MAIN BEDROOM EN-SUITE
- UP AND RUNNING AS A LUCRATIVE HOLIDAY LET
- NO ONWARD CHAIN
- CONTEMPORARY KITCHEN AND BATHROOMS
- IDEALLY LOCATED FOR FISTRAL BEACH AND THE RIVER GANNEL

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DESCRIPTION:

Positioned within the highly desirable Pentire peninsula, Apartment 2 at The Point offers an exceptional coastal lifestyle in one of Newquay's most coveted locations. Surrounded by stunning natural scenery, Pentire enjoys open water on three sides, with the iconic Fistral Beach, the dramatic Atlantic coastline, and the tranquil Gannel Estuary all within easy walking distance. Combining a peaceful setting with convenient access to Newquay town centre, shops, restaurants, and amenities less than a mile away, Pentire remains a favourite among both residents and visitors alike. The Point is an exclusive development of just 14 luxury apartments, completed in 2012, Apartment 2 occupies a superb ground-floor position at the rear of the building, enjoying views towards Fistral Beach and the North Cornish coastline. A private, sheltered courtyard patio provides an ideal outdoor space to relax and take in the coastal outlook throughout the year.

Beautifully presented throughout, this spacious two-bedroom apartment offers contemporary accommodation perfectly suited as a permanent residence, holiday retreat, or investment property with excellent holiday letting potential. A spacious hallway welcomes you into the property featuring practical, attractive oak flooring, which continues through much of the apartment. A practical utility cupboard is located off the hallway, fully plumbed and providing space for laundry appliances as well as additional storage.

At the heart of the property is an impressive open-plan living, dining, and kitchen area extending to almost 29 feet in length. The stylish kitchen is fitted with cream gloss handleless units, complemented by natural quartz worktops and a breakfast bar. Integrated appliances include an oven, hob, extractor hood, and dishwasher with space for a fridge freezer. The generous living and dining area offers ample room for furnishings and benefits from large patio doors opening directly onto the courtyard, framing the coastal views towards Fistral Beach.

Both bedrooms are spacious doubles and enjoy sea-facing aspects through large picture windows. The main bedroom further benefits from a contemporary en-suite shower room, finished with high-quality tiling and modern sanitaryware. The family bathroom echoes the same stylish design, featuring a bath with rainfall shower over, elegant tiling, and contemporary fittings. Additional benefits include high-quality aluminium double glazing and gas-fired central heating throughout.

Externally, the private courtyard patio provides a sheltered and versatile outdoor entertaining space with ample room for seating and dining furniture. A useful fitted storage shed offers ideal space for surfboards, wetsuits, and beach equipment. For added convenience, an allocated parking space is situated directly behind the courtyard.

The apartment is held on the remainder of a 999-year lease, originally granted in 2012.

Ground rent is currently £350 per annum,

Service Charge is approximately £191.00 per calendar month, covering building insurance and general maintenance under the management of Belmont Property Management.

Importantly, the lease permits both residential occupation and holiday letting, while pets are allowed subject to the freeholder's consent.

Currently enjoyed as a second home and part-time holiday let, the property offers excellent flexibility, with its location and specification making it ideally suited to both personal use and holiday rental purposes.

In summary, this is a great opportunity to secure a contemporary coastal apartment in one of Newquay's premier locations. Pentire offers a unique lifestyle, combining breathtaking natural surroundings, world-class surfing, scenic coastal walks, and easy access to town amenities—all right on your doorstep.

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Hallway

5.77m x 3.71m (t shaped) (18'11" x 12'2" (t shaped))

Kitchen Lounge Diner

8.71m x 3.99m (28'7 x 13'1)

Bedroom 1

4.78m x 3.23m (15'8 x 10'7)

En Suite

2.39m x 1.40m (7'10 x 4'7)

Bedroom 2

3.66m x 3.38m (12'0 x 11'1)

Bathroom

2.54m x 2.06m (8'4 x 6'9)

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:



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	

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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