

## Pentire Heights Pentire Avenue, Newquay, Cornwall TR7 1TH



**NO ONWARD CHAIN | POPULAR PENTIRE LOCATION | Ground floor 2 bedroom apartment just minutes walk to the River Gannel and Fistral beach with allocated parking in a popular well maintained development.**

- Popular Pentire location close to Fistral and River Gannel
- Sea views from lounge
- Ideal first time buy or buy to let
- Master bedroom with en-suite shower
- Gas central heating and double glazing
- Vacant possession, no onward chain

**Price £250,000 Leasehold**

Pentire Heights is located in the ever desirable Pentire peninsular, popular due to its proximity to Fistral beach, the Gannel Estuary and Pentire Headland. A short walk to the town centre, this ground floor apartment with views over Fistral beach and allocated off-street parking would make an ideal home for first time buyers, or equally an investment property with proven rental income.

As you enter the property an internal hallway provides access to all rooms. The combined lounge kitchen diner provides ample space with a fully fitted kitchen providing a integral dishwasher, washing machine and fridge freezer in a range of traditional wood fronted units. The gas combination boiler is located in the kitchen providing the hot water and central heating throughout. Moving forward to the lounge diner there is ample room for a table with the lounge section enjoying views out of the front patio door unit over the communal gardens and out to sea.

The 2 double bedrooms easily accommodate double beds with the master having a shower en-suite. The bathroom is generous enough for a full length bath, and has a WC and Pedestal basin as well as a mains powered towel rail.

Outside the development has some lovely communal gardens all overlooking Fistral beach and up the North Cornish Coast. Beyond the gardens is a bin storage area for the development and the communal parking area which all apartments are allocated a parking space.

**TENURE**

Leasehold, share of freehold. Residual of a 999 year lease commencing in 2004. Service charge & ground rent currently combined at £1875.36, pa. Pets are permitted in the block with the prior consent of the management company.

**HOLIDAY LETTING**


The original lease has restricted occupancy limiting use to a single family, whether this is private use as a residence/holiday home or an Assured Shorthold Tenancy. The apartments in the development are widely used as holiday lets with no restrictions enforced by the management company or other residence.

**SERVICES**

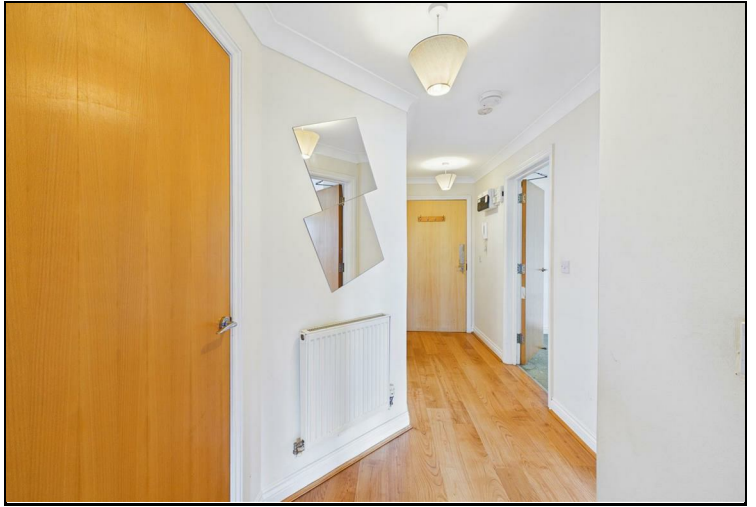
All mains

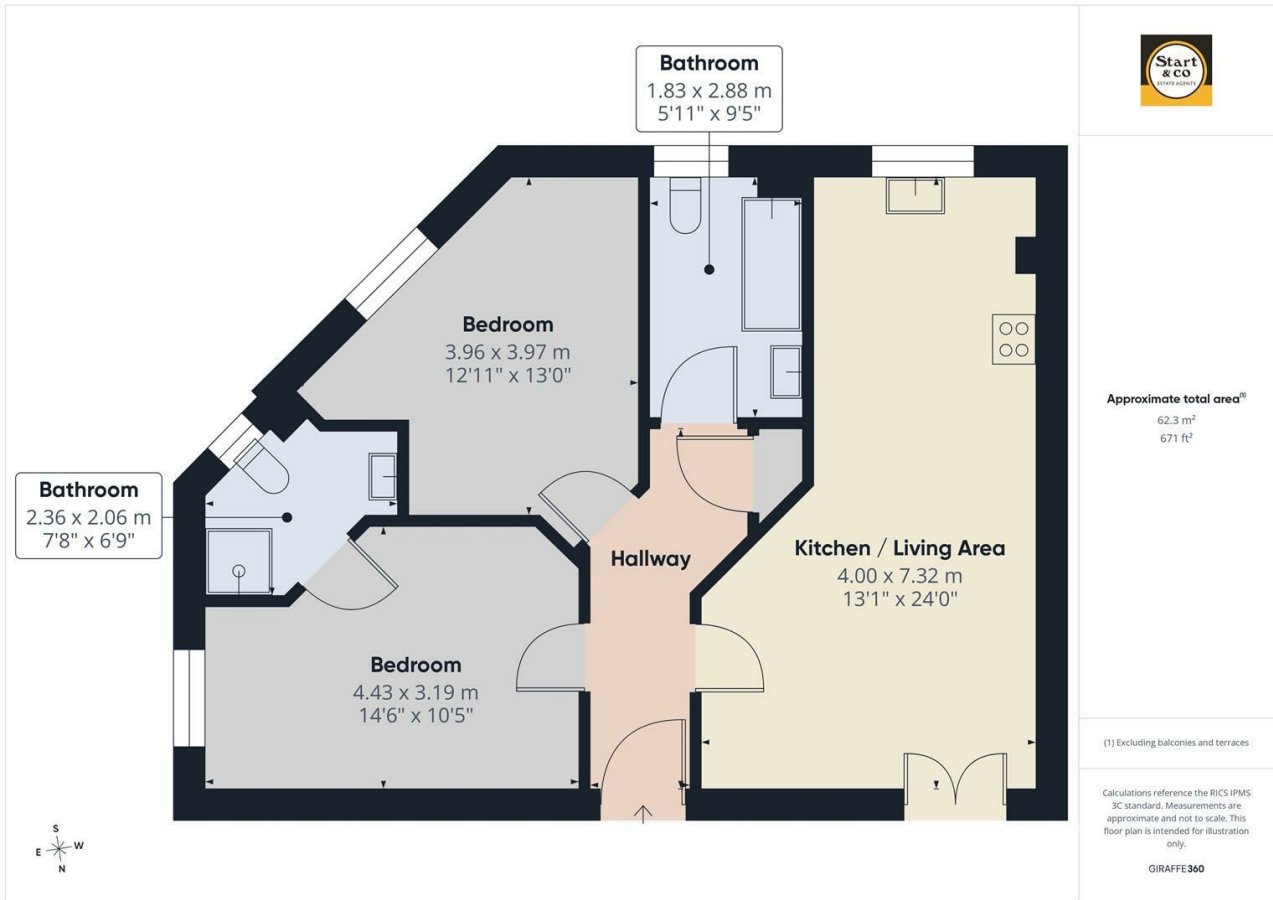
**COUNCIL TAX**

Band B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	







# Start & co

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