

## Apartment 8, Ocean One Pentire Avenue, Newquay, TR7 1TQ



**SEA VIEWS | SOUGHT AFTER FISTRAL LOCATION | Immaculately presented 2 double bedroom apartment in a popular block on the Pentire peninsular with secure gated parking, just 2 minutes walk from South Fistral**

- Sea views from balcony and bedrooms
- Allocated parking in a secure gated car park
- 751 sq ft of accommodation
- Master with En-suite with further double room
- Popular residential and holiday block
- Available immediately
- Desirable Pentire location
- No onward chain

**Price £250,000 Leasehold - Share of Freehold**

Within walking distance to Newquay Town a recent influx of independent Cafes, Coffee Shops and Bars have made the Town an even more popular holiday destination with a unique multicultural and inclusive feel. This coupled with improved transport links via the A30 and Newquay Airport has really made it one of the Top tourist destinations in Cornwall

The Apartment is also located within 5 minutes walk of both Fistral Beach and the Gannel. Offering 2 contrasting experiences, it's great for all the family. Fistral Beach offers world class surfing waves with the Fistral complex offering surf hire and the very popular Beach Bar. The Gannel is idyllic and tranquil ideal for an evening BBQ, kayak or paddle board with all the family.

This spacious 2 double bedroom apartment is located in a very popular unrestricted occupancy use block making it an ideal home as well as having the potential for both long term and holiday lets. Pets are also permitted in the building.

### **THE ACCOMMODATION**

From the front of the building, the property is located on the first floor through the communal entrance hall. From the rear lower ground parking area, there is access via the communal stairwell and lift.

The flat has an open plan lounge/kitchen/diner leading onto the private balcony with views towards Fistral beach. This lounge has ample room for living and dining as there is a stool seated dining table that seats 4 people. The kitchen has a granite effect countertop with a range of appliances. There is matching laminate and carpet flooring running through the apartment. All the lounge, dining area and both bedrooms have a sea view.

### **HALLWAY**

#### **OPEN PLAN LOUNGE/KITCHEN/DINER**

9'8 x 28'11 (2.95m x 8.81m)

#### **BEDROOM ONE**

9'9 x 13' maximum l shaped measurements (2.97m x 3.96m maximum l shaped measurements)

#### **EN-SUITE**

5'4 x 6'2 (1.63m x 1.88m)

#### **BEDROOM**

6'10 x 18'0 maximum l shaped measurements (2.08m x 5.49m maximum l shaped measurements)

#### **BATHROOM**

5'11 x 6'11 (1.80m x 2.11m)

#### **OUTSIDE**

The property has an allocated parking space and use of a shared storage cupboard.

#### **TENURE**

Leasehold - Share of Freehold. Residual of a 999 year lease. Ground rent is set at £100 per annum with an annual service charge of £1822.22. Pets and holiday lets are permitted at the property.

#### **SERVICES**

Mains water, electric and drainage

#### **COUNCIL TAX**

Current rateable value (1 April 2023 to present)

£2,550

Formerly Band C

#### **BROADBAND AND MOBILE COVERAGE**

##### **AVAILABILITY**

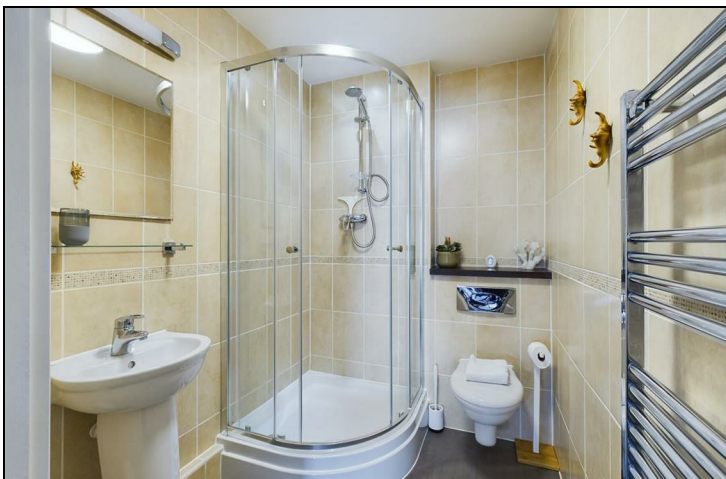
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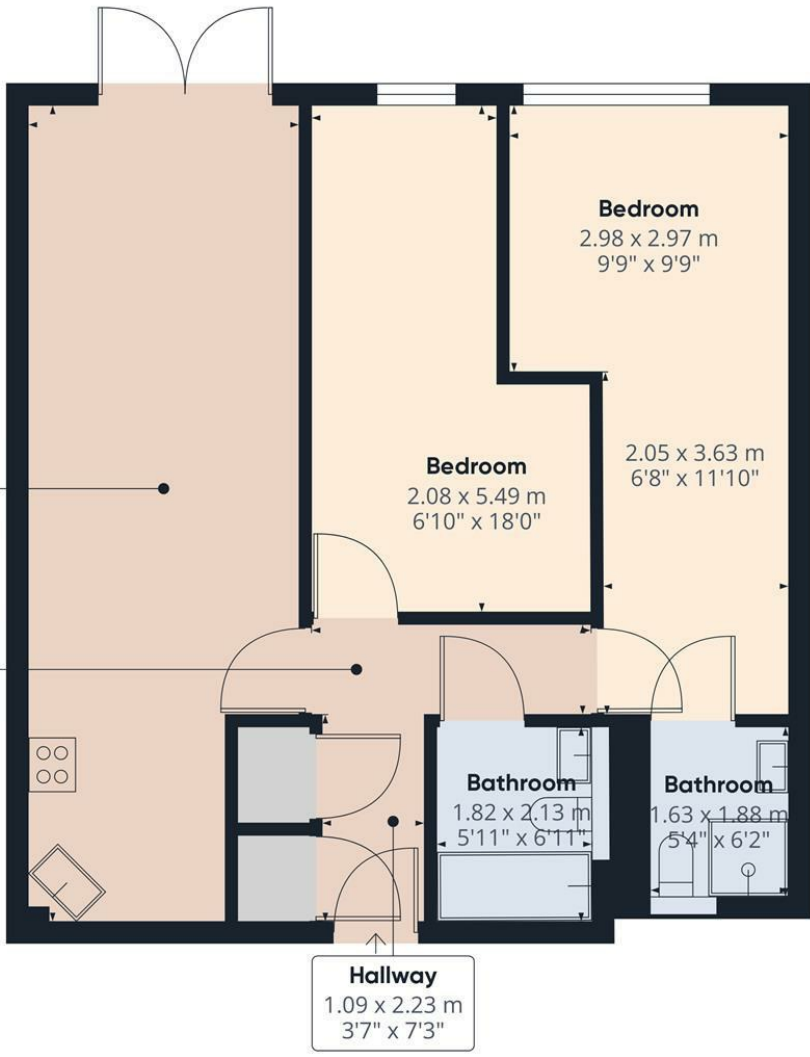
Mobile Signal: Limited

(Source: OFCOM)





| Energy Efficiency Rating                           |                            |  |
|--|----------------------------|--|
|  | Current                    | Potential  |
| <i>Very energy efficient - lower running costs</i> |                            |  |
| (92 plus) <b>A</b>                                 |                            |  |
| (81-91) <b>B</b>                                   |                            | <b>82</b>  |
| (69-80) <b>C</b>                                   |                            |  |
| (55-68) <b>D</b>                                   | <b>67</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<br>2002/91/EC |  |



**Living Room / Kitchen / Living Area**  
2.95 x 8.83 m  
9'8" x 28'11"

**Hallway**  
2.91 x 0.98 m  
9'6" x 3'2"

**Hallway**  
1.09 x 2.23 m  
3'7" x 7'3"

**Bedroom**  
2.98 x 2.97 m  
9'9" x 9'9"

**Bedroom**  
2.08 x 5.49 m  
6'10" x 18'0"

2.05 x 3.63 m  
6'8" x 11'10"

**Bathroom**  
1.82 x 2.13 m  
5'11" x 6'11"

**Bathroom**  
1.63 x 1.88 m  
5'4" x 6'2"



**Approximate total area\***  
69.85 m<sup>2</sup>  
751.83 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360