

9 The Vista, Pentire Road, Newquay, Cornwall, TR7 1NX



STUNNING SPACIOUS 2 BEDROOM PENTHOUSE APARTMENT IN THIS POPULAR BLOCK OVERLOOKING NEWQUAY GOLF COURSE AND FISTRAL BEACH

- Spacious Penthouse Apartment – 1056 sqft
- Front balcony with elevated panoramic views
- Gas central heating and double glazing
- Recently decorated
- 2 Double bedrooms (master en-suite)
- PRIVATE CODED LIFT AND PERSONAL LIFT LOBBY
- Large open plan front room with dining corner
- STUNNING GOLF COURSE AND SEA VIEWS
- Parking space plus visitor parking
- VACANT POSSESSION WITH NO CHAIN

Price £399,950 Leasehold

This rather special 2 bedroom penthouse apartment is situated on the ever-popular Pentire Headland, just a short walk from Newquay Golf Course and the world famous Fistral Beach. This exclusive gated block benefits from stunning elevated views over Newquay Golf Course to Towan Headland encompassing the rolling waves of Fistral Beach. Newquay town itself and all that it has to offer lies just a short walk away.

Uniquely, this particular apartment is accessed via a private coded lift access that unlocks lift ascent to the second floor, where the lift opens directly into a private lift lobby, that in turn provides locked access to the staircase if required. This lobby offers additional space and a lovely spacious private entrance to the apartment itself. The main hall has two large cupboards, one housing plant and the other set up as a stacked utility cupboard for a washing machine and tumble dryer. All rooms are accessed from the hall, including the two double bedrooms (one en-suite) and the spacious family bathroom. Both bathrooms are fully tiled and luxuriously equipped.

The main event of this apartment is the large open plan lounge/kitchen/dining room that features dual aspect windows and doors opening out onto the front view balcony. This light and airy room features a fully tiled floor with underfloor heating, a comprehensive fitted kitchen and a corner dual aspect dining area with spectacular views.

The block has a keypad operated vehicular gate for security and a large rear car park with designated parking for each apartment, along with a few visitor spaces. The block itself has a keypad security entrance for the lift and stairs.

All in all, this apartment offers an exceptional opportunity to buy a unique and spacious apartment at the gateway to the Pentire Headland, yet within easy reach of the town. The apartment has recently been decorated throughout following an extensive program of communal improvement works

TENURE

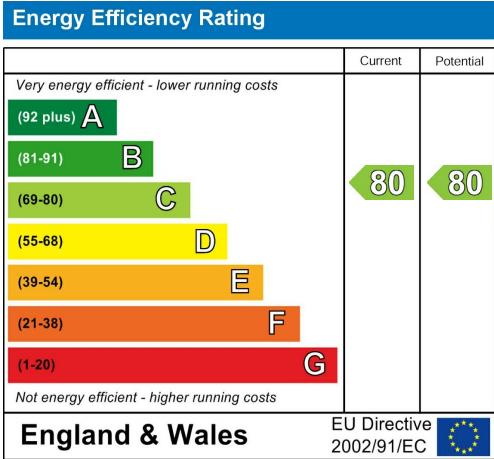
Leasehold. 999 years from 1 January 2006. Ground Rent £75 per annum. Management charges 2026 £5079.96 (the payable amount was £3850.37 due to reserves drawdown). Letting is not prohibited by the lease, so the property can be let for holiday or permanent use. Pets are only permitted with the prior approval of the management company, which may be withdrawn at any time in the event of complaint.

SERVICES

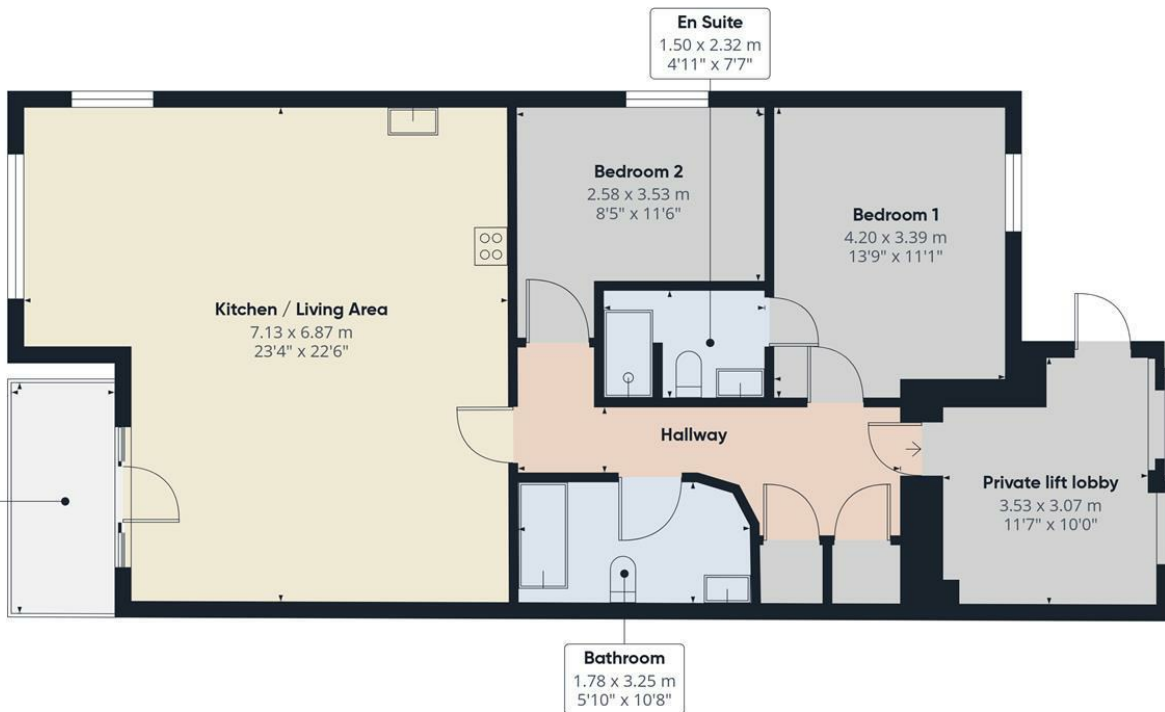
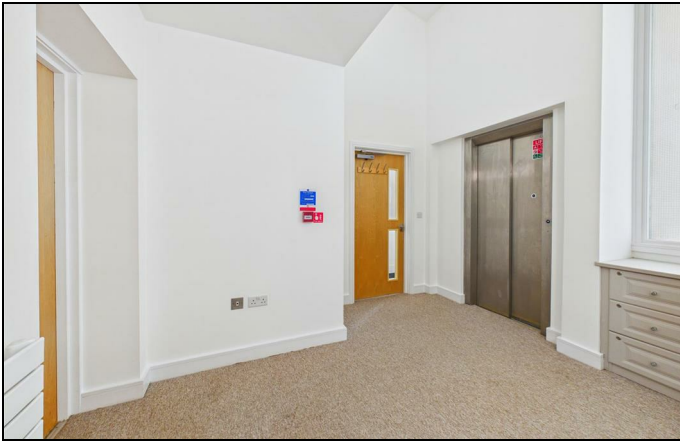
All mains

COUNCIL TAX

Band D







Approximate total area⁽¹⁾

98.1 m²
1056 ft²

Balconies and terraces

4.8 m²
52 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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