

## 7 Tre Lowen Pentire Crescent, Newquay, Cornwall, TR7 1FQ



**VACANT POSSESSION | STUNNING CONDITION THROUGHOUT |  
Modern second floor 2 double bedroom apartment in Pentire,  
with balcony and allocated parking. Located a short walk from  
Fistral beach and the River Gannel.**

- Second floor apartment with parking and a balcony
- Short walk from Fistral Beach and the Gannel River
- Popular residential location just a short walk from Newquay Town
- Vacant possession with no onward chain
- Ideal home, buy-to-let or holiday rental
- Gas central heating, double glazing

**Price £285,000 Leasehold**

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. Newquay town centre and local amenities are all within easy reach.

The apartment is presented in fantastic condition throughout with laminated oak flooring running throughout the hallway and into the lounge/kitchen. The lounge is awash with light thanks to its triple aspect nature with a floor to ceiling window and additional door and window unit providing access to the balcony. The kitchen has a range of modern shaker style which kitchen units with integrated fridge/freezer and dishwasher. Both bedrooms are carpeted with integral wardrobes with the master enjoying an en-suite shower room. The family bathroom benefits from a full length side panel bath with both the bathroom and en-suite featuring concealed cistern toilets, wall hung basins and large fitted mirrors with recessed storage.

**TENURE**

Leasehold – The property is held on a 999 year lease from 2011. The service charge is currently set at £834.51 per annum with an annual ground rent of £194.50. Pets and holiday lets are permitted at the property.

**SERVICES**

All Mains

**COUNCIL TAX**

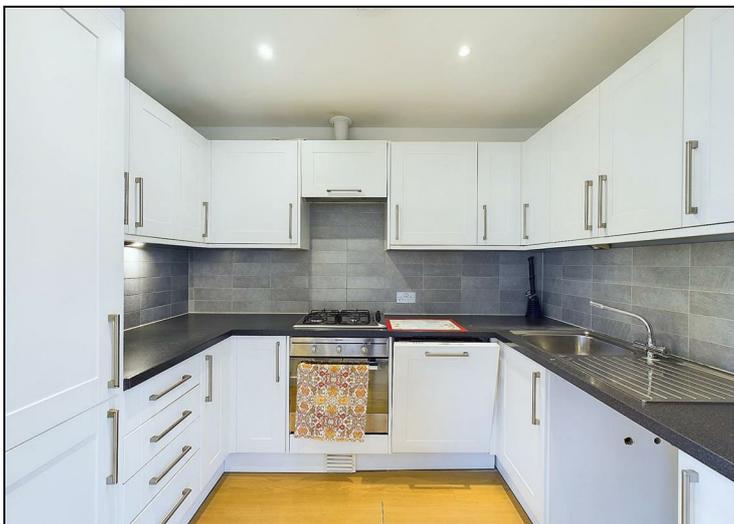
Band C

**BROADBAND & MOBILE COVERAGE AVAILABILITY**

Fastest available download speed: Superfast up to 80Mbps

Mobile coverage: Likely  
(Source: OFCOM)

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            | <b>83</b>   | <b>83</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  |           |







**Approximate total area<sup>®</sup>**

74.24 m<sup>2</sup>  
799.11 ft<sup>2</sup>

**Balconies and terraces**

4.46 m<sup>2</sup>  
48.01 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

# Start & co

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