

NEWQUAY PROPERTY CENTRE



A GORGEOUS TWO BEDROOM APARTMENT WITHIN ONE OF NEWQUAYS MOST POPULAR COASTAL LOCATIONS... PENTIRE! OFFERING A GROUND FLOOR POSITION WITH TWO DOUBLE BEDROOMS, ALL WITHIN A SHORT STROLL FROM FISTRAL BEACH! ALLOCATED PARKING AND SHARED GARDEN.



Flat 2 Pentor Green, 11, Pentire Road ,
Newquay, TR7 1NX

£249,950
Leasehold

our ref: CNN8875

01637 875161

IN BRIEF...

- Type: Flat
- Style: Ground Floor Flat or Basement
- Age: Older
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 1
- EPC: C
- Council tax band: B
- ALL MAINS SERVICES
- TWO BEDROOM APARTMENT
- GROUND FLOOR POSITION
- REDECORATED THROUGHOUT
- SHARED SOUTH FACING GARDENS
- FANTASTIC PENTIRE LOCATION
- LOW SERVICE CHARGE COSTS
- GAS CENTRAL HEATING
- BRILLIANT FIRST TIME BUY OR INVESTMENT
- WALKING DISTANCE TO FISTRAL BEACH



OWNERSAYS...

“This has been a fantastic home for us, we LOVE the location and only now require moving as our family grows! We will miss it a lot!”



CONSIDER THIS...

WHAT WE LOVE: This really is an ideal first time buy or bolt hole for someone looking for a home by the sea! Fantastic location close to the beach or to the town. We highly recommend viewing.

MOREDETAIL...

SUMMARY: Nestled in the sought-after locale of Pentire, this modern ground-floor 2-bedroom apartment presents an exceptional opportunity for those seeking a coastal lifestyle. Located at Flat 2, Pentor Green, 11 Pentire Road, Newquay, this property offers not only a comfortable living but also easy access to some of Newquay's most iconic attractions. The apartment has been well maintained recently benefitting from a full redecoration throughout and new engineered oak flooring.

On entry to the apartment there is a spacious hallway which has access to all of the main accommodation. The living area is positioned to the front of the property, a light bright and spacious room with laminate flooring throughout and room for living and dining furniture. There is a separate kitchen which has a range of modern wall and base units with space for a washing machine, oven and fridge freezer. Within the kitchen is also a wall mounted gas combi boiler.

Further to this are two good sized comfortable double bedrooms and a modern shower room.

Externally to the front is an allocated parking space whilst to the rear is a sunny facing shared garden, of which the current seller has private use of a timber shed within this area.

This particular apartment is a moments' walk away from Newquay's most popular Fistral Beach, however is also within the area of Pentire which is still close walking distance to Newquay Town Centre.

Ideal for couples, young families, or investment, we highly recommend viewing to appreciate all that is on offer!

THE LEASE

999 Year Lease

Effective from 1994

Management Company: Belmont

Service charge: £136.46 per month

Ground Rent: n/a

Residential Letting: Yes

Holiday letting: No.

Pets: Yes



THELOCATION...

LOCATION: Pentire remains Newquay's hottest property location, and it's easy to see why! The peninsula of Pentire is surrounded by natural beauty and rugged coastline looking out over the Atlantic Ocean.

On the southern side of Pentire there is the magical Gannel Estuary with its calm tidal waters and beautiful countryside backdrop. It's a great place to enjoy a quieter pace, whether it be walking the dog at low tide, paddle boarding at high tide or rock pooling for crabs with the children. The Gannel is rarely explored, but always adored.

On the Northern side of Pentire there is the world famous Fistral Beach: Newquay's largest and most popular beach. With a vast expanse of golden sand and protected sand dunes there's always room to find your spot for the day with the family. Fistral Beach consistently has world class surfing waves, attracting water sports enthusiasts from all over the world.

The Boardmasters surf festival is hosted annually which is twinned with the 50,000-capacity music festival at Watergate Bay. The weeklong beach festival culminates with a WQS ranking surf competition, where you can stand on the shoreline and watch the action.

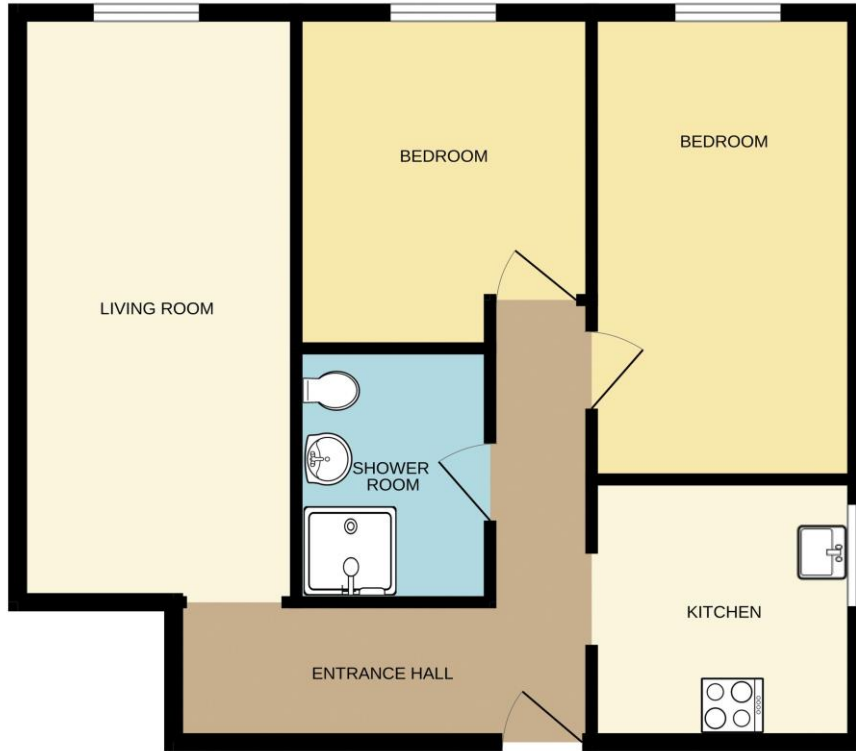
At the North end of the beach there is a large well-equipped complex of boutique shops, fine restaurant, and trendy bars and the iconic 5-Star Headland Hotel sits proudly in the background.

The main town centre of Newquay is approximately a mile from Pentire. Here you will find something for everyone including a different beautiful beach for each day of the week. Pentire quite simply is the perfect place to live, holiday, play or rest in one of Cornwall's crowning jewels: Newquay!



THE FLOORPLAN...

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE DIMENSIONS...

Hallway

0' 0" x 0' 0" (0.00m x 0.00m)

Living Room

19' 0" x 8' 5" (5.79m x 2.56m)

Kitchen

8' 6" x 8' 5" (2.59m x 2.56m)

Bathroom

8' 2" x 5' 8" (2.49m x 1.73m)

Bedroom 1

15' 0" x 8' 4" (4.57m x 2.54m)

Bedroom 2

11' 0" x 9' 3" (3.35m x 2.82m)

MORE INFO...

call: 01637 875 161
email: info@newquaypropertycentre.co.uk
web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.