



## 10 Trehellan Heights, Pentire Avenue, Newquay, Cornwall, TR7 1SX

A STUNNING LUXURY TWO STOREY APARTMENT COMMANDING FAR REACHING SEA AND COAST VIEWS OVER FISTRAL BEACH. MODERN AND SPACIOUS THROUGHOUT TO INCLUDE THREE DOUBLE BEDROOMS WITH ONE ENSUITE. WOW FACTOR OPEN PLAN LIVING. LARGE TOP FLOOR BALCONY TO ENJOY THE VIEW AND SECURE GATED PARKING.

£310,000  
Leasehold

our ref: CNN8823

## KEY FEATURES



3

- 3 BEDROOM, 2 STOREY LUXURY COASTAL APARTMENT
- ELEVATED BALCONY WITH STUNNING VIEWS OVER FISTRAL
- GORGEOUS OPEN PLAN LIVING
- TOP FLOOR MASTER EN-SUITE
- PRIVATE ENTRANCE, NO COMMUNAL AREA
- SOUGHT AFTER LOCATION
- SECURE GATED ALLOCATED PARKING
- CURRENTLY SUCCESSFUL HOLIDAY LET
- IDEAL HOME OR INVESTMENT
- NO ONWARD CHAIN



1



2

Energy rating (EPC): **C**

Council tax band: **NDR**

## SUMMARY

Nestled within the prestigious coastal enclave of Pentire, 10 Trethellan Heights stands as a testament to luxury coastal living in Newquay. Positioned on a peninsula embraced by the world-famous Fistral Beach to the north and the enchanting Gannel Estuary to the south, Pentire is a mecca for surfers and water sports enthusiasts, making it one of the most sought-after locales in the area.

Situated on the favoured sea-facing side of Trethellan Heights, this contemporary apartment is a gem within the luxurious coastal development constructed in the mid to late 2000s. Boasting a prime location, number 10 offers deceptive two-story accommodation with three quality double bedrooms and the added benefit of a private front entrance, avoiding any communal areas.

Upon entering the residence, a staircase ascends to the first and second floors. The first floor reveals a stunning open-plan lounge/diner/kitchen to create a warm and inviting space. The kitchen area features wood grain fitted units, and integrated appliances. The living and dining areas seamlessly flow together, with patio doors opening to a small balcony offering sea glimpses.



On this level, bedrooms two and three, both generously sized south-facing doubles, share easy access to the main bathroom adorned with a tiled bath suite.

Ascending to the second floor, the master suite unfolds as a flexible and incredible space. Easy to use as an additional living area if required, or as it is intended, a lavish master bedroom. This suite includes a fitted shower ensuite and a spacious walk-in wardrobe. The pièce de résistance is the elevated and private balcony, providing panoramic views over Fistral Beach, the ocean, headland, and surrounding coastline. The balcony offers ample space for outdoor furnishings, creating a perfect spot to unwind and soak in the breathtaking vistas.

To the rear of the development there is a secure gated residents car park with number 10 have one allocated parking space.

10 Trethellan Heights presents an excellent opportunity for holiday letting investment and has been very successful in this capacity for the current owners. This meticulously designed and thoughtfully crafted coastal retreat captures the essence of comfort, luxury, and the quintessential coastal lifestyle that Pentire and Newquay have to offer.

FIND ME USING WHAT3WORDS: regress.threaten.developer

#### THE LEASE:

Length of Lease: 125 years

Lease Start Date: 2006

Ground rent: £150 per annum

Ground rent review period: Every 25 years

Service charge & Info: £1441.08 per annum

Freeholder: Abacus Land

Management Company: HLM Property Management

Residential letting: Yes

Holiday letting: Yes

Pets: TBC

Any other relevant lease information: All lease info, terms and costs have been confirmed by the vendor, but not confirmed by sight of the lease, buyers must make their own checks and satisfy themselves prior to committing to purchase.



## ADDITIONAL INFO

Utilities: Mains electric, water & drainage

Broadband: Available. For Type and Speed please refer to Openreach website

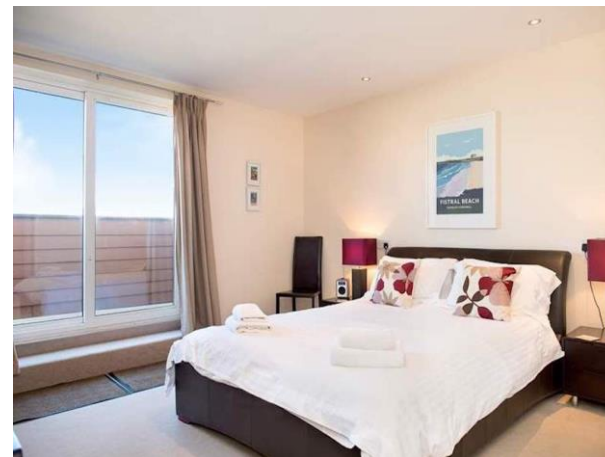
Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: 1 Allocated space in gated car park

Heating and hot water: Electric panel heaters & hot water immersion

Accessibility: First & second floor Apartment

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance Hall

## First Floor Landing

## Open Plan

### Lounge/Diner/Kitchen

20' 2" x 17' 1" (6.14m x 5.20m)

## Bedroom 1

12' 4" x 10' 5" (3.76m x 3.17m)

## Bedroom 2

11' 6" x 9' 5" (3.50m x 2.87m)

## Bathroom

6' 6" x 5' 10" (1.98m x 1.78m)

## Second Floor Landing

## Master bedroom

20' 2" x 17' 11" (6.14m x 5.46m)

## En-suite

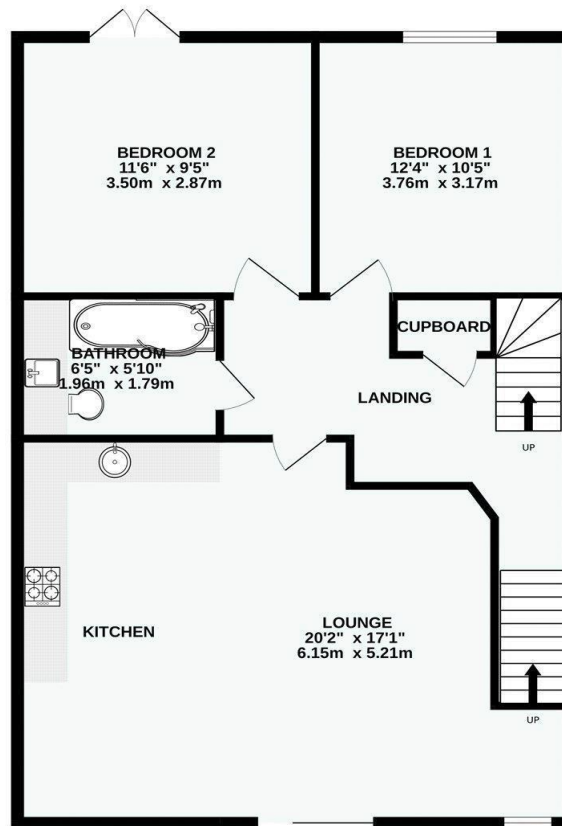
5' 5" x 5' 3" (1.65m x 1.60m)

## Walk in Wardrobe

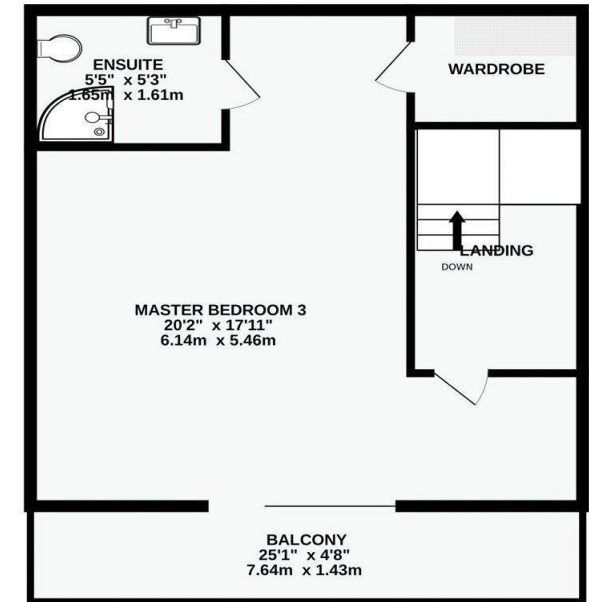
## Balcony

25' 1" x 4' 8" (7.64m x 1.42m)

GROUND FLOOR



1ST FLOOR



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📞 01637 875 161

✉️ [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)

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