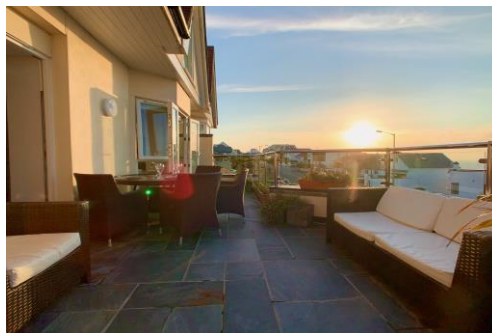


# NEWQUAY PROPERTY CENTRE



A GORGEOUS COASTAL APARTMENT IN PENTIRE WITH LARGE BALCONY PROVIDING THE PERFECT VANTAGE TO GAZE AT THE STUNNING SEA VIEWS OVER FISTRAL BEACH. TWO DOUBLE BEDROOMS, ONE ENSUITE, OPEN PLAN LOUNGE/DINER/KITCHEN, OFF STREET PARKING AND NO CHAIN, IDEAL HOME OR LUCRATIVE HOLIDAY LET.



5 Golden Bay Apartments, Pentire Avenue,  
Newquay, TR7 1TN

£349,950  
Leasehold

our ref: CNN9175

01637 875161

# IN BRIEF...

- Type: Flat
- Style: Upper Floor Flat
- Age: Modern
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 2
- EPC: C
- Council tax band: C
- ALL MAINS SERVICES
- STUNNING COASTAL APARTMENT IN PENTIRE
- BREATHTAKING SEA VIEWS
- SPACIOUS 25FT PRIVATE BALCONY
- 2 DOUBLE BEDROOMS INCLUDING MASTER ENSUITE
- OPEN-PLAN CONTEMPORARY LIVING/DINER/KITCHEN
- ALLOCATED OFF-STREET PARKING FOR TWO
- LUCRATIVE HOLIDAY LET POTENTIAL
- SHORT WALK TO FISTRAL BEACH
- NO ONGOING CHAIN



## OWNERSAYS...

“This has been a perfect bolt hole for me with my work taking me far and wide, this has also meant it’s been a super flexible and highly successful holiday let during the times when I’m away. I love that.”



## CONSIDER THIS...

WHAT WE LOVE: 5 Golden Bay Apartments represents the pinnacle of coastal living in Cornwall. With its two double bedrooms, spacious living areas, and a balcony that invites you to immerse yourself in the stunning sea views, this is a rare opportunity to own a slice of paradise. Don't miss your chance to call this breathtaking apartment your home. Contact us today to arrange a viewing and experience the coastal lifestyle you've been dreaming of.

# MOREDETAIL...

**SUMMARY:** Introducing 5 Golden Bay Apartments in Pentire: A Coastal Haven with Amazing Sea Views.

Nestled in the heart of Pentire, Newquay's and arguably one of Cornwall's most coveted seaside locations, lies 5 Golden Bay Apartments - a splendid coastal retreat where luxury meets tranquillity. This exquisite residence boasts two double bedrooms, including a master ensuite, a contemporary open-plan living space, off-street parking, and an expansive private balcony offering breathtaking panoramic views of the world-renowned Fistral Beach.

Golden Bay Apartments, a contemporary development in the heart of Pentire, is your gateway to the coastal lifestyle you've always dreamed of. As you step into the smart communal entrance, a swift ascent via the staircase to the second floor unveils the remarkable Number 5, providing an elevated vantage point that's perfectly poised to capture the beauty of the surrounding landscape.

Upon entering this immaculate coastal abode, a well-appointed hallway greets you, setting the stage for the contemporary elegance that permeates the entire property. The living area encompasses a spacious open-plan lounge, a dining area, and a modern kitchen, seamlessly connected to create distinct yet harmonious spaces. The kitchen, positioned to the rear, allows the living room to bask in the breathtaking sea views, which extend to the generous balcony.

The kitchen itself boasts a full range of sleek beech wood-style units, complete with integrated oven, hob, extractor, washer/dryer, and fridge/freezer. There's ample space for both living and dining furniture, and patio doors provide seamless access to the balcony, while a unique feature is the secondary patio doors in the adjoining master bedroom. This thoughtful design ensures that both key spaces in the home enjoy the best of the mesmerizing sea views.

The master bedroom is not only graced with fitted furniture but also features its own fully fitted shower ensuite, complete with a striking glass brick wall. However, it's the balcony that truly steals the show - a generous expanse, measuring just over 25 feet, making it one of the largest balconies you'll find in a property of this style and price range. Imagine unwinding with your loved ones after a busy day on the beach, gazing at the enchanting sunsets over the ocean while sipping a refreshing drink.

The second bedroom is a haven of light and space, perfectly positioned near the main bathroom, which is impeccably presented and equipped with a shower over the bath. Throughout this beautifully presented property, UPVC double glazing and gas-fired central heating ensure year-round comfort.

Outside, at the rear of the building, you'll find allocated off-street parking, with Number 5 benefiting from its very own tandem-length double parking space, ensuring convenience and peace of mind for you and your guests.

#### THE LEASE:

Year Lease TBC

Effective from TBC

Management Company: Belmont

Combined Service charge/Ground rent and Insurance:

£1320.00 per annum

Residential letting: TBC

Holiday letting: Yes

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 week long 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's 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...



## THE DIMENSIONS...

**Entrance Hall**  
12' 4" x 3' 5" (3.76m x 1.04m)

**Open Plan  
Lounge/Dining/Kitchen**  
22' 6" x 10' 5" (6.85m x 3.17m)

**Bedroom 1**  
11' 7" x 9' 3" (3.53m x 2.82m)

**En-suite**  
6' 7" x 3' 5" (2.01m x 1.04m)

**Bathroom**  
8' 1" x 7' 0" (2.46m x 2.13m)

**Bedroom 2**  
16' 4" x 8' 5" (4.97m x 2.56m)

**Sun Terrace**  
25' 5" x 12' 10" (7.74m x 3.91m) max  
measurements

## MORE INFO...

call: 01637 875 161  
email: [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)  
web: [www.newquaypropertycentre.co.uk](http://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.