

# NEWQUAY PROPERTY CENTRE



A GORGEOUS AND SPACIOUS ONE BEDROOM APARTMENT WITH SURF STORE AND PARKING IN ONE OF NEWQUAY'S MOST POPULAR DESTINATIONS – PENTIRE! OFFERED WITH NO ONWARD CHAIN. WALKING DISTANCE TO FISTRAL BEACH AND THE GANNEL ESTUARY!



5 Spyrys Heyl, Pentire Crescent, Newquay,  
TR7 1FT

£220,000  
Leasehold

our ref: CNN9824

01637 875161

# IN BRIEF...

- Type: Flat
- Style: Upper Floor Flat
- Age: Modern
- Bedrooms: 1
- Reception rooms: 1
- Bathrooms: 1
- EPC: B
- Council tax band: B
- ALL MAINS SERVICES
- ONE BEDROOM APARTMENT
- SPACIOUS AND LIGHT ACCOMODATION
- BUILT IN 2015 WITH REMAINING 10 YEAR WARRANTY
- ALLOCATED PARKING
- SURF/BEACH STORE
- FANTASTIC PENTIRE LOCATION
- VIEWS TOWARDS THE GANNEL
- IDEAL FIRST TIME BUY OR INVESTMENT
- NO ONWARD CHAIN



## OWNERSAYS...

“This has been a fantastic property for us and our family to use over the years and we will be sad to let it go!”



## CONSIDER THIS...

WHAT WE LOVE: Spyrlys Heyl is a fantastic apartment complex in a perfect location for walking across to both Fistral Beach and the Gannel Estuary. These apartments very rarely come available. This apartment would suit all markets and perfect for first time buyers, second home owners or investment!



## MOREDETAIL...

**SUMMARY:** Introducing 5 Spyrays Hayl, Pentire, Newquay – a one-bedroom first-floor apartment nestled within a modern apartment complex constructed in 2015 and still benefitting from the 10 year Build Zone Warranty. This particular unit shares its communal access with only one other property, ensuring an exclusive and secure living environment.

Upon entry through the secure communal entrance, you'll find the apartment's entrance hall, which conveniently connects to all living spaces and includes a handy storage cupboard.

Throughout the apartment there is under floor heating. The highlight of the property is its light and spacious kitchen/dining/living area, strategically positioned at the end of the building to offer stunning aspects from three sides.

The living area currently accommodates a large bed settee. The kitchen area is thoughtfully designed with ample wall and base units, equipped with an electric oven, hob with extractor hood over and a washer dryer machine. There is also room for a fridge freezer. All complemented by a wall-mounted gas combi boiler for your convenience. The living area offers plenty of space for both living and dining furniture, allowing you to customise the space to your liking.

The bedroom is generously proportioned and provides captivating views of the picturesque Gannel Estuary, adding a touch of tranquillity to your everyday life.

The family bathroom features a clean and contemporary white suite, complete with a panelled bath and shower overhead, a low-level W/C, a vanity sink unit, and a heated towel rail for added comfort.

Beyond the apartment, you'll discover a valuable large surf/storage store, perfect for storing outdoor equipment and beach essentials.

Additionally, this property includes an allocated parking space, ensuring stress-free parking in this highly desirable location. 5 Spyrays Hayl offers an excellent opportunity to enjoy coastal living at its finest. Whether you're seeking a permanent residence, a holiday retreat, or an investment property, this apartment promises comfort, style, and proximity to the breathtaking Newquay coastline.

Contact us today to arrange a viewing and experience the charm of 5 Spyrays Hayl for yourself.

### THE LEASE

999 Year Lease Effective from 2015 Management Company: Spyrays Heyl Management Company  
Service charge: £720 per annum  
Ground Rent: £150 per annum  
Residential Letting: Yes  
Holiday letting: Yes  
Pets: Yes (prior consent from the management company)



## 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...

**Entrance**  
9' 1" x 3' 9" (2.77m x 1.14m)

**Kitchen/Living/Dining Room**  
22' 4" x 10' 7" (6.80m x 3.22m) (Max Measurements)

**Bedroom**  
12' 2" x 9' 6" (3.71m x 2.89m)

**Bathroom**  
9' 6" x 5' 6" (2.89m x 1.68m)

**Large Surf Store**

**Parking Space**

## MORE INFO...

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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.