



Flat 5, 95, Pentire Avenue, Newquay, Cornwall, TR7 1PF

A GORGEOUS FULLY REFURBISHED COASTAL APARTMENT OVERLOOKING THE BEAUTIFUL ATLANTIC OCEAN. CONTEMPORARY, SPACIOUS ONE BEDROOM ACCOMMODATION INCLUDING OPEN PLAN LIVING ENJOYING THE BEST OF THE VIEW. ALLOCATED PARKING. IDEAL HOME OR INVESTMENT.

Guide Price £240,000
Leasehold

our ref: CNN10003

KEY FEATURES



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- GORGEOUS COASTAL APARTMENT
- STUNNING SEA VIEWS
- BEAUTIFULLY REFURBISHED THROUGHOUT
- STUNNING OPEN PLAN LIVING AREA
- MODERN KITCHEN WITH NEFF APPLIANCES
- CONTEMPORARY DOUBLE SHOWER SUITE
- KING SIZE BEDROOM
- ALLOCATED PARKING
- COMMUNAL GARDENS
- HIGHLY DESIRABLE LOCATION IN PENTIRE



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Energy rating (EPC) TBC

Council tax band: **A**

SUMMARY

Introducing Flat 5, 95 Pentire Avenue – a captivating haven in the heart of the surfing mecca, Pentire, nestled close to the world-renowned Fistral Beach. Positioned on a peninsula surrounded by the majestic Fistral beach to the North and the enchanting Gannel Estuary to the South, Pentire stands out as Newquay's most coveted coastal locale.

Boasting a prime location, this stunning apartment offers the perfect blend of modern living and seaside tranquillity. The vibrant town centre of Newquay is approximately a mile away, providing a plethora of amenities from trendy bars to fine dining restaurants. Recently undergoing a major refurbishment, this first-floor apartment is a testament to contemporary design and meticulous attention to detail. Ideal for weekend retreats or a full-time residence, it caters to a diverse range of buyers, including first-time homeowners, savvy buy-to-let investors, and those seeking a second home with a waterside allure.

Upon entering, you are welcomed by a spacious hallway adorned with bespoke storage, creating a seamless transition into the light and airy living spaces. The open-plan lounge/diner/kitchen area is bathed in natural light, thanks to three windows offering a dual aspect and breathtaking sea views from every angle.



The fully refitted kitchen exudes Royal Navy chic, incorporating high-end Neff appliances and providing ample space for both living and dining furniture.

The generously sized bedroom, located at the rear, offers a luxurious retreat with space for a king-size bed and a large picture window framing the south-facing aspect, revealing panoramic rooftop country views. The beautifully fitted shower suite boasts floor-to-ceiling tiling and a spacious walk-in shower.

Maintaining a commitment to energy efficiency, the home features UPVC double glazing and eco-style electric panel radiators – all immaculately maintained and presented for your convenience.

Outside, a gravel residents' car park at the front provides one allocated space for the apartment. The main entrance, discreetly located at the side of the building, leads to a large communal garden area at the rear for all owners to enjoy.

Do not miss the opportunity to make Flat 5, 95 Pentire Avenue your coastal sanctuary – where modern living meets seaside serenity in the heart of Pentire, Newquay's most sought-after locale.

THE LEASE:

Length of Lease: 165 Years

Lease Start Date: 1st January 1980

Ground rent: £50 per year

Service charge & Info: £250 per year

Freeholder: Mr Chris Dooley

Residential letting: Yes

Holiday letting: No

Pets: Yes

Any other relevant Lease info: All lease info confirmed by vendor, but not verified by sight of lease.

Agents Note: The main photo showing the external of the building is a stock photo we hold from a past sale, this photo was taken several years ago when the building had just been freshly painted. Please be aware that the building may now require painting again.



ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage. No Gas

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

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

Parking: Allocated space.

Heating and hot water: Electric Panel & Immersion Heaters

Accessibility: 1st Floor Apartment with stairs.

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Hall

12' 4" x 4' 1" (3.76m x 1.24m) plus minimum storage

Open

Lounge/Dining/Kitchen

21' 0" x 11' 5" (6.40m x 3.48m)

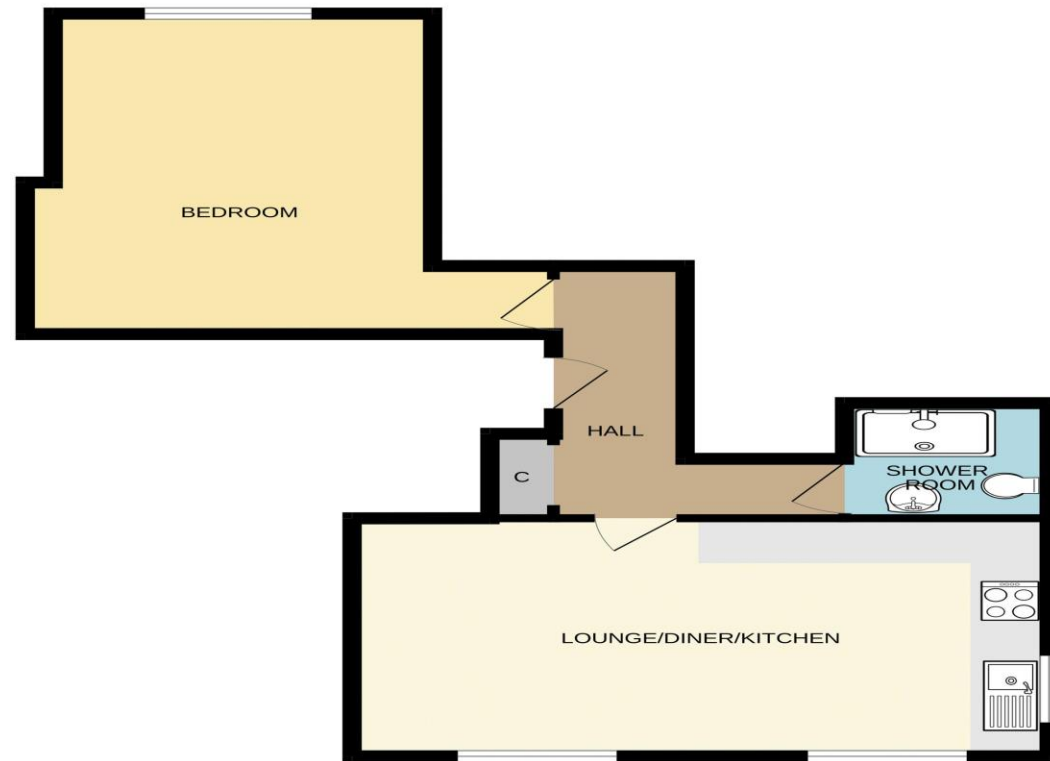
Shower Room

6' 0" x 5' 6" (1.83m x 1.68m)

Bedroom 1

15' 7" x 12' 6" (4.75m x 3.81m)

GROUND FLOOR



LIKE TO KNOW MORE?

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