

## Spinnakers Apartments



**NEWQUAY**  
PROPERTY  
CENTRE



### **9 Spinnakers, Pentire Avenue, Newquay, Cornwall, TR7 1TT**

A LARGE, LUXURY COASTAL APARTMENT AT SPINNAKERS, IN PENTIRE. EASILY ONE OF THE MOST PRESTIGIOUS DEVELOPMENTS IN THE AREA WITH THREE DOUBLE BEDROOMS INCLUDING OPULENT MASTER ENSUITE, GORGEOUS REFITTED KITCHEN, LARGE SOUTH FACING LIVING ROOM WITH SHELTERED BALCONY AND ALLOCATED PARKING. NO CHAIN.

**£375,000**  
Leasehold

our ref: CNN9994

# KEY FEATURES



3

- LUXURY COASTAL LIVING AT ITS FINEST
- HUGE 3 BEDROOM CONTEMPORARY APARTMENT



1

- NEW KITCHEN IN 2023 WITH APPLIANCES
- OPULENT MASTER ENSUITE WITH JULIET BALCONY
- SOUTH-FACING LIVING ROOM AND SHELTERED BALCONY



2

- IMPECCABLE PRESENTATION THROUGHOUT
- ALLOCATED PARKING & VISITOR PARKING
- PRIME PENTIRE LOCATION & DEVELOPMENT
- IDEAL HOME OR HOLIDAY LET
- NO ONGOING CHAIN

Energy rating (EPC) **B**

Council tax band: **D**

## SUMMARY

Introducing Apartment 9 at Spinnakers in Pentire, Newquay's most coveted coastal locale. Nestled within this stunning peninsula, Apartment 9 offers a luxurious retreat amidst the rugged coastline and crystalline waters that define this picturesque area.

Boasting an enviable position between the world-famous Fistral beach to the north and the majestic Gannel Estuary to the south, Pentire provides an idyllic backdrop for those seeking both relaxation and adventure. Approximately a mile away lies the vibrant town centre, brimming with trendy bars, restaurants, and retail outlets, ensuring that every convenience is just moments from your doorstep.

Spinnakers stands as a beacon of refined living in Pentire, renowned for its superb location and impeccably maintained accommodation. Apartment 9 exemplifies this reputation, having been meticulously upgraded and cared for to offer a truly exceptional living experience.

Upon entering, you are greeted by a spacious open hallway, replete with ample storage and leading seamlessly to all corners of the residence. Three generously sized bedrooms await, including a master suite of unparalleled proportions which boasts a true king-size layout, complete with fitted wardrobes, a Juliet balcony, and an expansive ensuite featuring both a modern three-piece bath suite and a separate shower enclosure.



The living room is bathed in natural light, courtesy of south-facing patio doors that open onto a sheltered balcony, offering views over the rooftops to the distant countryside over the Gannel Estuary.

The recently refurbished kitchen is a chef's delight, featuring sleek gloss white cabinetry, integrated appliances including an eye-level oven, microwave, washer/dryer, and dishwasher, as well as a stylish breakfast bar. A freestanding American-style fridge/freezer adds to the contemporary elegance of the space.

The main bathroom echoes the fresh style of the ensuite, boasting a modern three-piece bath suite with a shower over the bath. Throughout the home, neutral tones create an atmosphere of timeless sophistication, complemented by gas-fired central heating and UPVC double glazing for year-round comfort.

Outside, residents benefit from an allocated parking space each, as well as two communal visitor spaces, ensuring convenience for both homeowners and guests alike. Whether you're seeking a low-maintenance home or a lucrative investment opportunity, Apartment 9 at Spinnakers is sure to exceed your expectations.

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#### THE LEASE:

Length of Lease: 999 years

Lease Start Date: Circa 2005

Service charge & Info: £2432 per year

Freeholder: Share of Freehold

Management Company: Penina Management Company

Residential letting: Yes

Holiday letting: Yes

Pets: Yes, with prior consent from Landlord

Any other relevant lease info: All lease info, supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.



## ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: 1 x Allocated space. 2 x Visitor pass

Heating and hot water: Gas Central Heating for both.

Accessibility: 1st Floor Apartment with lift and stairs.

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hall

## Lounge

15' 9" x 13' 6" (4.80m x 4.11m)

## Balcony

11' 2" x 5' 2" (3.40m x 1.57m)

## Kitchen

15' 8" x 8' 6" (4.77m x 2.59m)

## Bathroom

9' 5" x 6' 6" (2.87m x 1.98m)

## Bedroom 1

15' 4" x 11' 2" (4.67m x 3.40m) inc wardrobes

## Juliet Balcony

## En-suite Bath & Shower

11' 2" x 5' 7" (3.40m x 1.70m) plus shower

## Bedroom 2

11' 6" x 10' 9" (3.50m x 3.27m)

## Bedroom 3

11' 6" x 7' 10" (3.50m x 2.39m)

## GROUND FLOOR



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📞 01637 875 161

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