



## **6 Golden Bay Apartments, Pentire Avenue, Newquay, Cornwall, TR7 1TN**

AN AMAZING COASTAL PENTHOUSE IN PENTIRE WITH THREE BALCONIES 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.

£360,000

our ref: CNN10073

# KEY FEATURES



2

- EXCLUSIVE TOP-FLOOR PENTHOUSE
- LUXURY COASTAL LIVING AT ITS FINEST



1

- WOW FACTOR OPEN-PLAN LOUNGE/DINER/KITCHEN
- QUALITY FITTED KITCHEN WITH APPLIANCES



2

- BREATHTAKING SEA & COAST VIEWS
- THREE PRIVATE BALCONIES
- LUXURIOUS MASTER ENSUITE
- BEAUTIFULLY APPOINTED BATHROOM SUITES
- PRIVATE TANDEM DOUBLE PARKING BAY.
- POTENTIALLY LUCRATIVE HOLIDAY LET

Energy rating (EPC) **C**

Council tax band: **D**

## SUMMARY

Introducing The Penthouse at Golden Bay Apartments in Pentire: A Coastal Haven with Breathtaking Sea Views.

Nestled in the heart of Pentire, Newquay's most coveted seaside locale, lies 6 Golden Bay Apartments- a splendid coastal retreat where luxury meets tranquillity. This exquisite penthouse boasts an exclusive top-floor vantage with two double bedrooms, including a luxurious south-facing master ensuite, a contemporary open-plan living space, off-street parking, and three private balconies on both front and rear elevations to not only capture world-class views over Fistral beach and the surrounding coastline but also the tranquil beauty of the Gannel Estuary and Crantock. Rarely do we encounter apartments in Pentire with such expansive views that extend to both sides of the peninsula.

Golden Bay Apartments, a contemporary development in the heart of Pentire, offers your gateway to the coastal lifestyle you've always dreamed of. Stepping into the smart communal entrance, a swift ascent via the staircase to the penthouse unveils the remarkable Number 6, providing an elevated vantage point 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 boasts a full range of contemporary units, complete with integrated oven, hob, extractor, washing machine, dishwasher, and fridge/freezer. A large picture window in the dining space perfectly encapsulates the view, while patio doors provide access to the first of three balconies, boasting incredible vistas.

The expansive master bedroom features its own fully fitted shower ensuite, complete with a striking glass brick wall and contemporary fittings, along with its own balcony, this time on the south-facing side overlooking the Gannel Estuary.

The second bedroom, though smaller in size, offers good double proportions and benefits from its own private south-facing balcony with Estuary views.

The main bathroom, like the ensuite, 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, allocated off-street parking awaits, with Number 6 boasting its very own tandem-length double parking space, ensuring convenience and peace of mind for you and your guests.

6 Golden Bay Apartments represents the pinnacle of coastal living in Cornwall. With its two double bedrooms, spacious living areas, and three balconies inviting you to immerse yourself in the stunning views, this is a rare opportunity to own a slice of paradise. Don't miss your chance to call this breathtaking penthouse your home. Contact us today to arrange a viewing and experience the coastal lifestyle you've been dreaming of.

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THE LEASE:

Length of Lease: 999 years

Lease Start Date: 30.06.2006

Service charge & Info: £1302 pa (inc Ground Rent)

Management Company: Belmont Property Management Company.

Residential letting: Yes

Holiday letting: Yes

Pets: Yes

*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 checker

Parking: Tandem Double Parking Bay

Heating and hot water: Gas Central Heating for both

Accessibility: 2nd Floor Apartment with stairs

Mining: Standard searches include a Mining Search.





# FLOORPLAN & DIMENSIONS

## Hall

13' 0" x 3' 6" (3.96m x 1.07m)

## Lounge/Kitchen/Diner

24' 5" x 16' 7" (7.44m x 5.05m) L-Shaped (Max Measurements)

## Master bedroom

20' 3" x 12' 8" (6.17m x 3.86m) L-Shaped (Max Measurements)

## En-suite

10' 4" x 5' 6" (3.15m x 1.68m)

## Balcony 1

11' 10" x 4' 11" (3.60m x 1.50m)

## Bedroom 1

11' 8" x 8' 3" (3.55m x 2.51m) L-Shaped (max measurements)

## Balcony 2

10' 5" x 5' 9" (3.17m x 1.75m)

## Bathroom

7' 10" x 6' 10" (2.39m x 2.08m)



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