



Flat 5 Fistral Sands Apartments , Dane Road, Newquay, Cornwall, TR7 1HL

AN EXQUISITE "LOFT STYLE" ONE-BEDROOM APARTMENT BOASTING BREATHTAKING VIEWS OF THE GOLF COURSE, FISTRAL BEACH, AND NEWQUAY BAY. LOCATED AT THE GATEWAY TO FISTRAL BEACH AND ALSO CLOSE TO BOTH THE HARBOUR AND TOWN AMENITIES. THE PERFECT WEEKEND RETREAT, LUCRATIVE LETTING INVESTMENT OR FULL TIME HOME.

£235,000
Leasehold

our ref: CNN10033

KEY FEATURES



1

- BREATHTAKING SEA, COAST, BEACH & GOLF COURSE VIEWS
- STUNNING "LOFT STYLE" DESIGN
- ONE KING SIZE DOUBLE BEDROOM
- MODERN KITCHEN/DINER VIEWS OVER FISTRAL
- SPACIOUS LOUNGE WITH VIEWS OVER NEWQUAY BAY
- MODERN TILED BATHROOM WITH SHOWER
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- SUNNY COMMUNAL GARDENS TO ENJOY THE VIEW
- PRIME COASTAL LOCATION NEAR TO TOWN AND BEACHES
- IDEAL 1ST HOME OR LUCRATIVE LETTING INVESTMENT



1



1

Energy rating (EPC) **D**

Non Domestic Rates

SUMMARY

Nestled at the crossroads of Dane Road and Headland Road stands an exceptional second floor "loft style" apartment, serving as a gateway to the renowned Fistral Beach while providing convenient access to local amenities in the town centre. Boasting contemporary design and meticulous upkeep, this one-bedroom residence offers spacious living quarters marked by a captivating layout that optimizes panoramic views.

Upon entry, an inviting hallway connects seamlessly to every room. The kitchen/diner impresses with modern fittings, including integrated appliances, ample storage, and a dining area. However, its pièce de résistance is a sizable picture window that frames breathtaking vistas of Newquay Golf Course, Fistral Beach, and the vast Atlantic Ocean.

Separate from the kitchen/diner, the living room and primary bedroom offer equally stunning perspectives of Newquay Bay and the picturesque North Cornish coastline. The generously sized bedroom features fitted wardrobes and storage solutions, ensuring both style and functionality. Meanwhile, the bathroom exudes contemporary elegance with its white



suite complemented by soothing blue mosaic tiles and a shower over the bath.

Throughout the apartment, uPVC double glazing and gas-fired central heating provide comfort and efficiency. The well-maintained building exudes charm reminiscent of period properties, with spacious communal stairways maintained to a high standard. Outside, residents can enjoy communal gardens overlooking the golf course and Fistral Beach, along with a designated bin store.

While the property does not include allocated parking, street parking is readily available nearby, with the option to purchase parking permits for local council-owned car parks. With Fistral Beach, Newquay Bay, and the town centre just a stone's throw away, this apartment offers the perfect blend of coastal living and urban convenience.

FIND ME USING WHAT3WORDS: tags.revamping.over

THE LEASE:

Length of Lease: 999 years

Lease Start Date: 2003

Ground rent: £25 per year

Service charge & Info: £960 per year

Freeholder: Share of Freehold

Management Company: Fistrals Sands

Residential letting: Yes

Holiday letting: Yes

Pets: Not permitted in the lease.

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

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

Parking: No allocated, but permit parking available nearby.

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

10' 1" x 5' 1" (3.07m x 1.55m) L-Shaped (Max Measurements)

Lounge

12' 8" x 9' 11" (3.86m x 3.02m)

Kitchen/Diner

14' 0" x 10' 0" (4.26m x 3.05m) Minimum Measurements. Plus recess

Bedroom

14' 3" x 9' 3" (4.34m x 2.82m)

Bathroom

7' 9" x 5' 7" (2.36m x 1.70m)
Inc cupboards



LIKE TO KNOW MORE?

📞 01637 875 161

✉️ info@newquaypropertycentre.co.uk

🌐 newquaypropertycentre.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2015

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.

Referrals: We recommend conveyancing services, financial services, and survey companies to sellers and buyers. Sellers and buyers are free to make their own choices of who they use, and do not have to accept any recommendation we make. If a recommendation is accepted, we will receive a referral fee ranging from £80- £200 (financial services) £150 plus VAT- £210 plus VAT (conveyancing) and £100 including VAT (surveys).