



NEWQUAY
PROPERTY
CENTRE



B8 Bay Apartments, Newquay, Cornwall, TR7 1PH

A GORGEOUS COASTAL APARTMENT ENJOYING STUNNING SEA AND COAST VIEWS OVER FISTRAL BEACH. REMODELLED CONTEMPORARY ACCOMODATION WITH OPEN PLAN LIVING, SHELTERED BALCONY, ONE DOUBLE BEDROOM AND ALLOCATED PARKING. IDEAL HOME OR HOLIDAY LET.

£245,000
Leasehold

our ref: CNN9710

KEY FEATURES



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- STUNNING COASTAL APARTMENT
- MESMERISING SEA VIEWS OVER FISTRAL BEACH
- PRIME FIRST-FLOOR POSITION
- REFURBISHED CONTEMPORARY INTERIORS
- PRIVATE SHELTERED BALCONY
- 1 SPACIOUS DOUBLE BEDROOM
- PERFECT BOLT HOLE OR AIRBNB
- DESIGNATED PARKING IN RESIDENTS CAR PARK
- MINUTES FROM FISTRAL BEACH
- ALL MAINS SERVICES



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Energy rating (EPC) **C**

Council tax band: **A**

SUMMARY

SUMMARY: Introducing B8 Bay Apartments in Pentire- A Coastal Paradise Awaits!

Nestled in the heart of the coveted Pentire area, overlooking the iconic Fistral Beach, emerges a true gem- Apartment B8. This fully refurbished apartment captures the essence of seaside living with stunning sea, coast, and beach views. Positioned strategically on the first floor to maximize the beauty of its surroundings, this apartment promises a lifestyle of tranquillity and awe-inspiring vistas.

Bay Apartments stands as a testament to low-maintenance luxury living, tailored for those who hold a deep affection for the ocean. Among the gems within this development, Apartment B8 shines brightest. Not just for its prime location and panoramic views, but for its meticulous, high-end refurbishment.

Step through your private first-floor entrance into a luminous hallway adorned in tasteful whites with contemporary accents, setting the tone for the entire living experience. The theme of airy sophistication continues into the spacious double bedroom, offering comfort and serenity. Adjacent, discover a pristine bathroom, adorned with floor-to-ceiling tiling, framing a sleek three-piece white suite featuring a shower over the bath.



The kitchen has been beautifully reconfigured. Matte white handless units blend seamlessly with smooth light work surfaces, while integrated appliances including an oven, hob, and fridge add to the convenience. A unique and stylish feature opening, also doubling as a breakfast bar, establishes a connection between the kitchen and living space, all the while framing those remarkable sea views.

The living area, an open plan haven, basks in natural light streaming through expansive sliding patio doors, offering access to a sheltered balcony. This space is a symphony of comfort and luxury, where the boundaries between indoor and outdoor living fade away. As daylight gives way to dusk, witness breathtaking sunsets over the ocean, transforming your living space into a canvas of nature's finest artistry.

Beyond aesthetics, Apartment B8 boasts practical features including double glazed windows and gas fired central heating. Noteworthy, the service charge encompasses central heating and hot water, elevating the convenience factor, and there is a residents communal laundry room at the end of the block complete with commercial grade machines within.

The development's allure extends further with a generously sized private residents' car park, each owner enjoying their own designated space. Explore lush communal gardens on the seaward side, an oasis of green that complements the coastal backdrop. With pedestrian access to Esplanade Road, a

mere stroll separates you from the beach, allowing you to indulge in the ocean's embrace within minutes.

THE LEASE:

Lease term: 999 Year Lease

Lease start date: 01.06.1994

Management company: Marine Sports Limited

Ground rent: £0.00

Service charge: £155 pcm (includes heating and hot water)

Residential letting: Yes

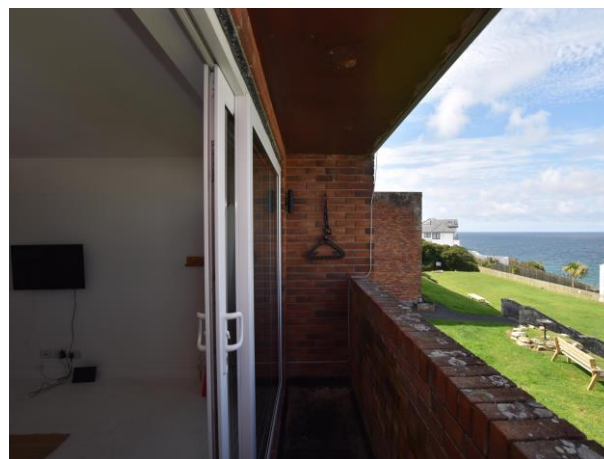
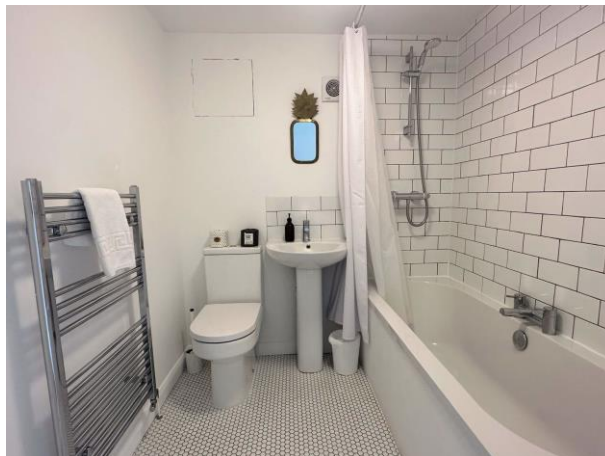
Holiday letting: Yes

Pets: Yes



ADDITIONAL INFO

As a keen surfer I've absolutely loved living here, but more recently it's been a lucrative holiday let and brilliant investment.



FLOORPLAN & DIMENSIONS

First Floor

Communal Laundry Room

Hallway

25' 10" x 3' 4" (7.87m x 1.02m)

Bedroom

10' 10" x 7' 2" (3.30m x 2.18m)

Bathroom

6' 5" x 6' 2" (1.95m x 1.88m)

Kitchen

7' 5" x 7' 4" (2.26m x 2.23m)

Lounge/Diner

15' 2" x 11' 1" (4.62m x 3.38m)

Balcony

11' 2" x 2' 9" (3.40m x 0.84m)

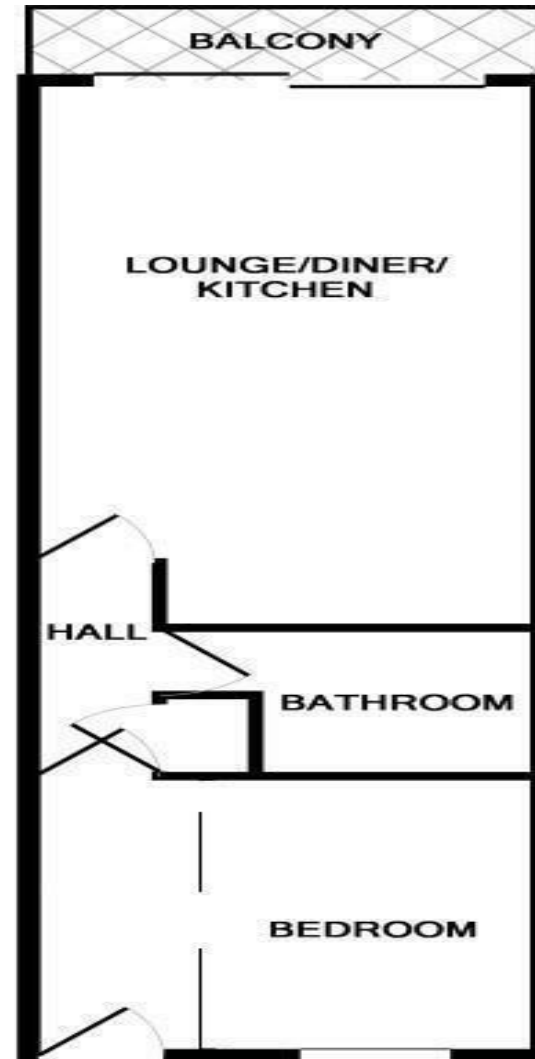
Allocated Parking

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