

NEWQUAY PROPERTY CENTRE



A STUNNING COASTAL APARTMENT, IN AN AWARD-WINNING DEVELOPMENT, OPPOSITE FROM FISTRAL BEACH, ON ONE OF PENTIRE'S MOST DESIRABLE STREETS. A BEAUTIFUL GROUND FLOOR HOME THAT BOASTS TWO DOUBLE BEDROOMS, ONE EN-SUITE, WOW FACTOR OPEN PLAN LIVING SPACES, SUNSET PATIO, AND INCREDIBLE SEA VIEWS.



2 Fistral House, Esplanade Road, Newquay,
TR7 1US

£480,000
Leasehold

our ref: CNN9901

01637 875161

IN BRIEF...

- Type: Apartment
- Style: Ground Floor Apartment
- Age: 2017
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 2
- EPC: B
- Council tax band: D
- ALL MAINS SERVICES
- LUXURY COASTAL APARTMENT DIRECTLY OPPOSITE FISTRAL BEACH
- 2 DOUBLE BEDROOMS INC MASTER ENSUITE
- PRIVATE SUN TERRACE AND REAR PATIO
- WOW FACTOR OPEN PLAN LIVING SPACE
- FULLY EQUIPPED DESIGNER KITCHEN
- INDIVIDUALLY ZONED UNDER FLOOR HEATING
- NEW IN 2017 WITH REMAINDER OF NHBC WARRANTY
- OUTDOOR SURF SHOWER AND STORE
- SECURE GATED PARKING



OWNERSAYS...

“We love every bit of this apartment, but afternoons watching the ocean sunsets on the terrace after a busy day on the beach are a huge favourite.”



CONSIDER THIS...

WHAT WE LOVE: This exceptional property not only exudes bespoke style and quality but also offers an enviable location suitable for both holiday letting and residential use right across from the beach where you can step out of your door and have sand between your toes in a mere matter of minutes.

MOREDETAIL...

SUMMARY: Indulge in the epitome of luxury living at Fistral House, an exclusive boutique development widely acclaimed as one of Newquay's premier addresses. Crafted by Legacy Properties in 2017, this award-winning complex, honoured with the title of "best residential development" at the UK Property Awards 2018-2019, stands as a testament to meticulous attention to detail and the use of the finest locally sourced materials.

Nestled within this distinguished development, Apartment 2, located on the ground floor, beckons with a blend of sophistication and contemporary design. As you step into the foyer, a video intercom system welcomes you, while sand-blasted white oak flooring gracefully leads you into the home. A generously proportioned utility cupboard, complete with a boiler and provisions for a washing machine and tumble dryer, adds practicality to the space.

The main living area is an awe-inspiring spectacle, seamlessly integrating a modern kitchen adorned with bespoke features by renowned Cornish designer Treyone. State-of-the-art appliances, including a hide-and-slide oven, dishwasher, fridge/freezer, induction hob, and an overhead ceiling-mounted Gutmann Claro extractor, cater to culinary enthusiasts. The living space offers versatility, providing ample room for both lounge and dining furnishings, and extends to a private front facing terrace that presents panoramic views of Fistral Beach, the Golf Course, and the enchanting North Cornish coastline.

Two generously sized double bedrooms grace this residence, with one featuring an en-suite adorned with chic tiling, a large double shower with a rainfall shower head, a floating basin, and WC. A second family bathroom upholds the same standard of quality. Both bedrooms provide access to a second south-facing private terrace at the rear, offering a serene retreat.

The property is thoughtfully appointed with underfloor heating, individually zoned for each room, anthracite grey aluminium double-glazed windows, and a Sonas Bluetooth wireless stereo system with ceiling-mounted speakers.

An allocated parking space, outdoor shower, and board store further enhance the convenience of this residence.

THE LEASE:

Lease term: 999 Years

Lease start date: 2017.

Freeholder: Share of Freehold

Management company: Penina Property Management

Ground rent: £400 per year

Service charge: £1698 per year

Reserve Fund Contribution: £249 per year

Residential letting: Yes.

Holiday letting: Yes.

Pets: Yes (with prior consent from Landlord)



THELOCATION...

LOCATION: Pentire remains Newquay's hottest property location, and it's easy to see why! The peninsula of Pentire is surrounded by natural beauty and rugged coastline looking out over the Atlantic Ocean. On the southern side of Pentire there is the magical Gannel Estuary with its calm tidal waters and beautiful countryside backdrop. It's a great place to enjoy a quieter pace, whether it be walking the dog at low tide, paddle boarding at high tide or rock pooling for crabs with the children.

The Gannel is rarely explored, but always adored. On the Northern side of Pentire there is the world famous Fistral Beach: Newquay's largest and most popular beach. With a vast expanse of golden sand and protected sand dunes there's always room to find your spot for the day with the family. Fistral Beach consistently has world class surfing waves, attracting water sports enthusiasts from all over the world. The Boardmasters surf festival is hosted annually which is twinned with the 50,000-capacity music festival at Watergate Bay. The week long beach festival culminates with a WQS ranking surf competition, where you can stand on the shoreline and watch the action.

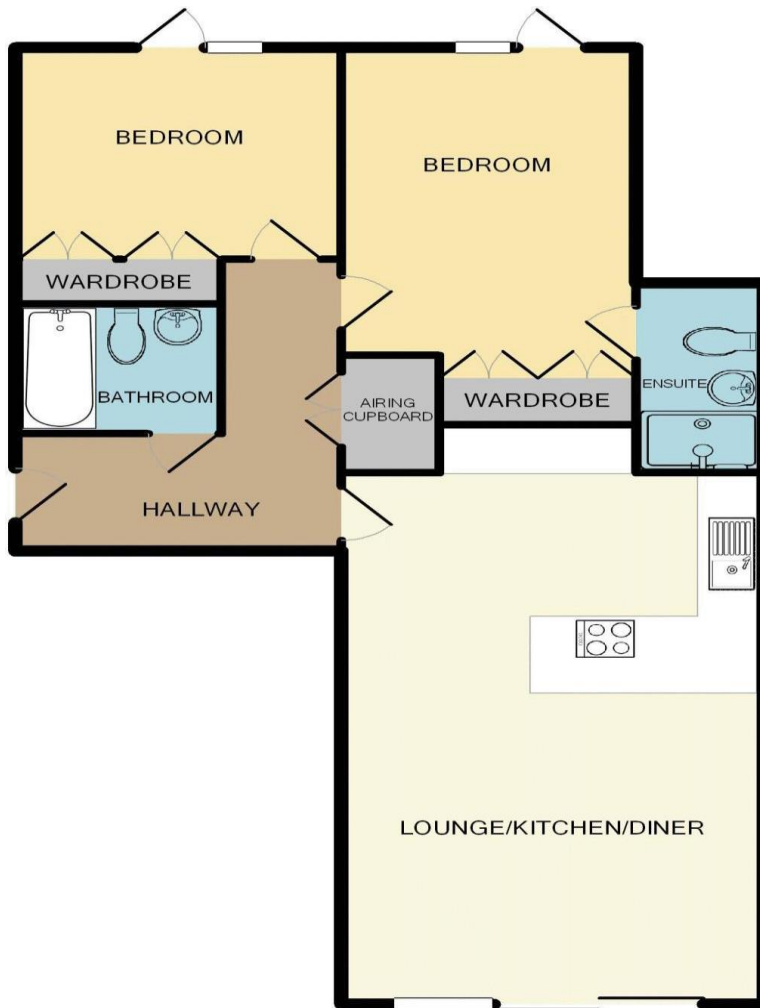
At the North end of the beach there is a large well-equipped complex of boutique shops, fine restaurant's and trendy bars and the iconic 5-Star Headland Hotel sits proudly in the background. The main town centre of Newquay is approximately a mile from Pentire.

Here you will find something for everyone including a different beautiful beach for each day of the week. Pentire quite simply is the perfect place to live, holiday, play or rest in one of Cornwall's crowning jewels:

WHAT3WORDS: dust.neatly.apprehend



THE FLOORPLAN...



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
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THE DIMENSIONS...

Entrance Hall

12' 10" x 11' 3" (3.91m x 3.43m) L-Shaped (max measurements)

Open Plan Lounge/Kitchen/Diner

25' 4" x 14' 0" (7.72m x 4.26m)

Master bedroom

15' 1" x 9' 8" (4.59m x 2.94m)

En-suite

8' 0" x 3' 10" (2.44m x 1.17m)

Bedroom 2

10' 9" x 9' 11" (3.27m x 3.02m)

Main Bathroom

6' 1" x 5' 6" (1.85m x 1.68m)

MORE INFO...

call: 01637 875 161
email: info@newquaypropertycentre.co.uk
web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. 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.