



NEWQUAY
PROPERTY
CENTRE



15 Tre Lowen, Pentire Crescent, Newquay, Cornwall, TR7 1PX

STUNNING COASTAL APARTMENT ON THE DOORSTEP OF THE WORLD-FAMOUS BEACH! IMMACULATE AND SPACIOUS GROUND FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS INCLUDING MASTER ENSUITE, ITS OWN OUTSIDE PATIO, SURF STORE AND OFF-STREET PARKING. NO ONWARD CHAIN!

£240,000
Leasehold

our ref: CNN9947

KEY FEATURES



2



1



2

Energy rating (EPC) **B**

Council tax band: **C**

- COASTAL APARTMENT ON THE DOORSTEP OF FISTRAL BEACH
- IMMACULATE AND SPACIOUS THROUGHOUT
- TWO DOUBLE BEDROOM INCLUDING MASTER EN-SUITE
- FRESHLY DECORATED WITH NEW CARPETS
- MODERN EQUIPPED KITCHEN WITH APPLIANCES
- CONTEMPORARY SANITARYWARE AND TILING IN BOTH BATHROOMS
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- ALLOCATED OFF STREET PARKING AND SURF STORE
- PRIVATE RELAXING PATIO AREA
- IDEAL HOME OR LETTING INVESTMENT – NO CHAIN

SUMMARY

SUMMARY: Nestled in one of Newquay's most coveted coastal areas, 15 Trelowen in Pentire epitomizes seaside living at its finest. Embraced by the scenic beauty of the Gannel Estuary to the south and the world-renowned Fistral Beach to the north, this residence offers an unparalleled coastal lifestyle. Pentire, with its vibrant atmosphere, is not only a sought-after residential locale but also an alluring destination for holidaymakers and surf enthusiasts.

Situated just moments away from Fistral Beach, residents can easily indulge in the sun, sand, and surf. The Gannel Estuary's tranquil beauty serves as a serene backdrop, creating a perfect balance between adventure and relaxation. A short walk leads to the bustling town, where an array of shops, bars, and restaurants awaits, catering to diverse tastes and preferences.

15 Trelowen is part of a modern purpose-built development of luxury coastal apartments, constructed just over a decade ago. Immaculately maintained and presented, this residence reflects contemporary design and high-quality craftsmanship.

Owned since new by the current vendors, 15 Trelowen has been a successful letting investment, suitable for both residential and holiday lets. The fantastic



near beachside location within Pentire is bound to be a massive draw, particularly for avid surfers.

From a smart sentry controlled communal entrance, number 15 is easily found on the ground floor. Upon entering the apartment, a spacious hallway with an airing cupboard welcomes you. The lounge/diner, a fantastic principal reception room, is semi-open plan to the kitchen and flooded with light from patio doors leading to the apartment's private patio – a delightful outdoor relaxation space.

The kitchen boasts a modern range of cream shaker-style units and full integrated appliances. Both double-sized bedrooms, positioned at the rear, feature brand new fitted carpets, and fitted wardrobes. The master bedroom includes a fully fitted and tiled double shower ensuite with a feature large mirror and contemporary sanitaryware. The sleek finish extends to the main bathroom, which features a bath with a shower over. The property is immaculately presented and freshly decorated for sale. Throughout the home, UPVC double glazing and gas-fired central heating ensure comfort. Outside amenities include an allocated off-street parking space, communal garden/seating areas, and allocated surf store lockups – spacious enough for surfboards, wetsuits, and more.

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THE LEASE:

Length of lease: 999 years

Lease start date: 2013

Service charge: £821.97 per annum

Ground rent: £197.50 per annum

Building insurance: £427.16 per annum

Management Company: Belmont Property Management

Residential letting: Yes

Holiday Letting: Yes

Pets: Yes, with prior consent of Landlord

Any other relevant lease info: Lease available on request for serious interest



ADDITIONAL INFO

Utilities: All mains services

Broadband: Available. For type & speed please refer to Openreach website

Mobile phone: Good Service with most providers.

For best network coverage please refer to Ofcom checker

Parking: Allocated off street parking for 1 vehicle

Heating & hot water: Gas central heating

Building safety: No known issues

Accessibility: Ground floor apartment

Mining: Standard searches include a Mining Search

FLOORPLAN & DIMENSIONS

Hallway

11' 8" x 9' 5" (3.55m x 2.87m) L-shaped (max)

Lounge/Diner

17' 8" x 12' 9" (5.38m x 3.88m)

Kitchen

9' 11" x 7' 8" (3.02m x 2.34m)

Bedroom one

13' 3" x 9' 3" (4.04m x 2.82m) L- Shaped room maximum measurements

En Suite

7' 6" x 4' 2" (2.28m x 1.27m)

Bedroom Two

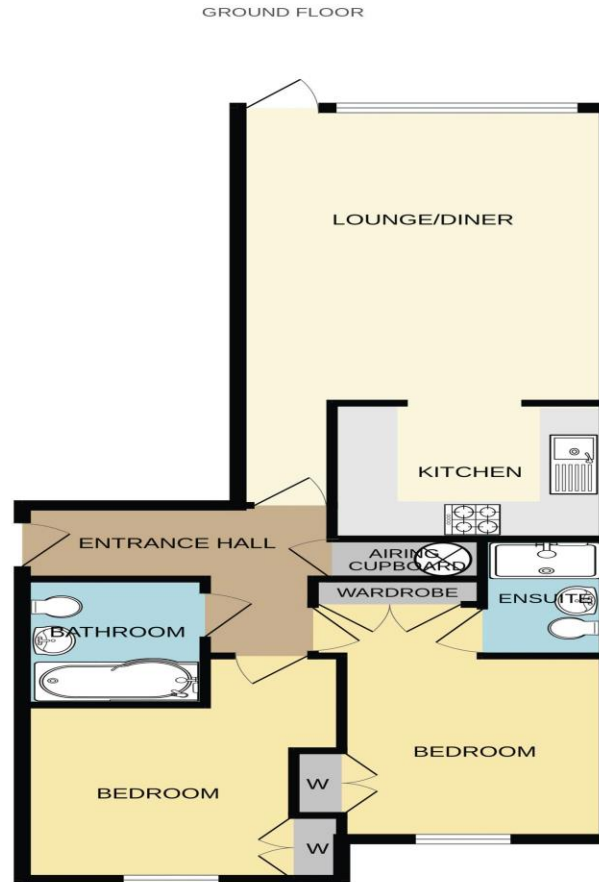
10' 3" x 9' 0" (3.12m x 2.74m)

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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