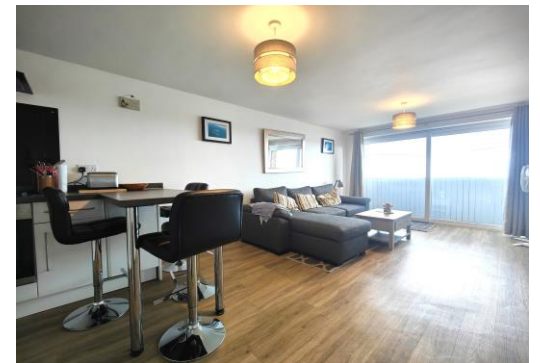


ACTUAL VIEW FROM APARTMENT



C8 Bay Apts, Fistral Crescent, 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

£237,500
Freehold

our ref: CNN5741

KEY FEATURES



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- STUNNING SEA VIEWS
- CLOSE TO FISTRAL BEACH
- GAS CENTRAL HEATING
- COMMUNAL LAUNDRY
- HIGHLY SOUGHT AFTER LOCATION
- HOLIDAY LET POTENTIAL
- IDEAL INVESTMENT/FIRST TIME BUY
- UPPER FLOOR POSITION
- ALLOCATED PARKING
-



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Energy rating (EPC) **C**

Council tax band: NDR

SUMMARY

Introducing C8 Bay Apartments in Pentire-Nestled in the heart of the coveted Pentire area, overlooking the iconic Fistral Beach, 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, and located in the first of the three buildings, this view is one of the best in this development in our opinion.

The accommodation comprises of a cleverly constructed open plan entrance hall, leading to the bedroom and main hallway beyond.

The bathroom is tastefully refurbished with white bathroom suite, contemporary part tiled walls, wood effect flooring, recessed shelving, and quirky original exposed brick work, freshly painted white for character and modern finish. The bath also features mains shower over with a modern glass shower screen.

The kitchen has been beautifully designed with sleek white high gloss units, dark wood effect work tops and a mixture of integrated appliances and space for white goods including an oven, hob, and fridge to add to the convenience. A useful breakfast bar establishes a connection between the kitchen and living space, all the while creating a platform to enjoy those remarkable sea views.



The living area, is an open plan haven, which 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 C8 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.

AGENTS NOTE: The leading photo is of the back of the building.

FIND ME USING WHAT3WORDS: sleep.field.ressuming

THE LEASE:

Lease term: 999 Year

Lease start date: 01.06.1994

Management company: Marine Sports Limited

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

Residential letting: Yes

Holiday letting: Yes

Pets: Yes

Any other relevant lease info: 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: Allocated Parking

Heating and hot water: Gas Central Heating

Accessibility: Steps to First Floor

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hall

Bedroom

11' 1" x 10' 8" (3.38m x 3.25m)

Bathroom

7' 1" x 6' 3" (2.16m x 1.90m)

Open Plan

Lounge/Kitchen/Diner

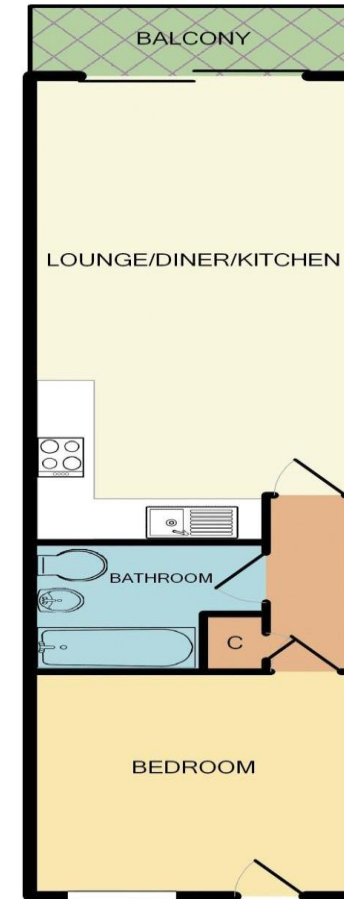
23' 5" x 11' 2" (7.13m x 3.40m)

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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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