



5 Trehellan Heights, Newquay, Cornwall, TR7 1SX

AN EXCEPTIONALLY SPACIOUS GROUND-FLOOR LUXURY APARTMENT FEATURING TWO GENEROUS BEDROOMS, INCLUDING MASTER EN-SUITE, SECURE OFF-ROAD PARKING, AND AN IMPRESSIVE 29FT WOW FACTOR OPEN-PLAN LIVING AREA. PERFECTLY POSITIONED JUST A SHORT STROLL FROM THE ICONIC FISTRAL BEACH.

£265,000
Leasehold

our ref: CNN10349

KEY FEATURES



2

- LARGE GROUND FLOOR FLAT
- 29FT OPEN PLAN LOUNGE/DINER/KITCHEN
- MASTER EN-SUITE BEDROOM
- UPVC DG & NSH
- SECURE GATED COMPLEX
- ALLOCATED OFF STREET PARKING
- LOVELY FITTED MAIN BATHROOM
- VERY MODERN FULLY FITTED KITCHEN
- SHORT WALK TO FISTRAL BEACH
- NO CHAIN



1



2

Energy rating (EPC) **C**

Council tax band: **C**

SUMMARY

Pentire is one of Newquay's most sought-after waterside locations, known for its proximity to Fistral Beach, the scenic Gannel Estuary, and its convenient walking distance to the town centre. Situated within the exclusive Trehellan Heights development on Pentire Avenue, No. 5 is a beautifully presented ground-floor apartment that combines style and comfort with modern convenience.

This impressive apartment is part of a select development comprising just fourteen units, each benefiting from its own private entrance and allocated parking within a secure gated car park—no communal spaces to navigate here. Inside, No. 5 offers far more space than first impressions suggest, with a generous open-plan living area that seamlessly combines the living room and kitchen, extending over 29 feet in length. The living space is enhanced by a bay window, allowing natural light to flood in, and there's ample room for a dedicated dining area.

The modern kitchen features an extensive range of matching wall and base units, complemented by roll-top work surfaces. High-quality integrated appliances include a stainless-steel hob, oven, extractor fan, and a



dishwasher. The living area is comfortably carpeted, while the kitchen boasts practical vinyl flooring for easy maintenance.

This light and airy apartment also offers two spacious double bedrooms, with the master bedroom enjoying the added luxury of an en-suite shower room. Additionally, there's a well-appointed family bathroom with a shower over the bath, providing all the amenities you need. The property is equipped with uPVC double-glazed windows throughout and heated via night storage and electric panel heaters, ensuring warmth and energy efficiency.

With its contemporary feel, abundance of space, and prime location, No. 5 Trehellan Heights is ideal as a permanent residence, a buy-to-let investment, or a stylish holiday home. Early viewing is highly recommended to fully appreciate all this exceptional apartment has to offer.

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THE LEASE:

Length of Lease: 125 Years

Lease Start Date: 1st January 2006

Ground rent: £150 per year

Service charge & Info: £1720 per year (paid six monthly in advance)

Management Company: Labyrinth Management Limited

Residential letting: Yes

Holiday letting: No

Pets: No

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: Mains Electric, Water & Drainage. No Gas

Broadband: Yes. For Type and Speed please refer to Openreach website

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

Parking: Allocated Space

Heating and hot water: Electric Night Storage Heaters & Immersion

Accessibility: Ground Floor Apartment

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Open Plan

Lounge/Kitchen

29' 7" x 11' 7" (9.01m x 3.53m) Maximum Measurements

Bedroom 1

14' 1" x 13' 9" (4.29m x 4.19m) Maximum Measurements

Bedroom 2

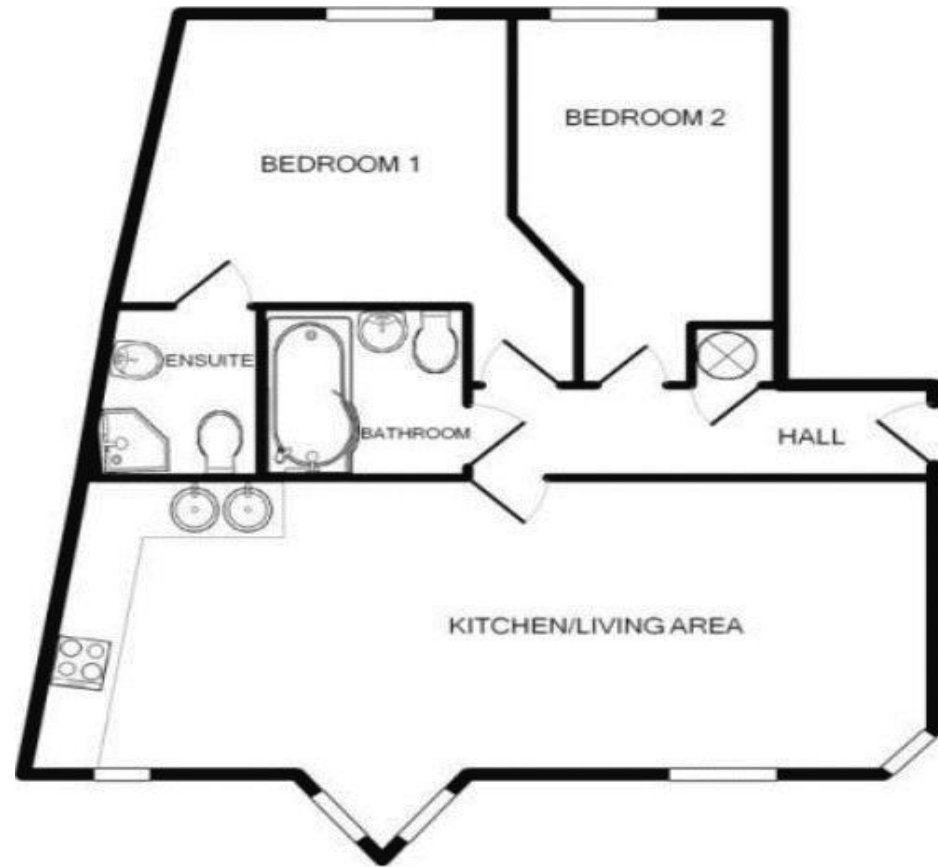
13' 9" x 8' 10" (4.19m x 2.69m) Maximum Measurements

Bathroom

6' 7" x 5' 11" (2.01m x 1.80m)

En-suite

6' 6" x 5' 7" (1.98m x 1.70m)



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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