



NEWQUAY
PROPERTY
CENTRE



5 Golden Bay Apartments, Pentire Avenue, Newquay, Cornwall, TR7 1TN

A GORGEOUS COASTAL APARTMENT IN PENTIRE WITH LARGE TERRACE PROVIDING THE PERFECT VANTAGE TO GAZE AT THE STUNNING SEA VIEWS OVER FISTRAL BEACH. TWO DOUBLE BEDROOMS, ONE ENSUITE, OPEN PLAN LOUNGE/DINER/KITCHEN, OFF STREET PARKING AND NO CHAIN, IDEAL HOME OR LUCRATIVE HOLIDAY LET.

£320,000
Leasehold

our ref: CNN9175

KEY FEATURES



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- STUNNING COASTAL APARTMENT IN PENTIRE
- BREATHTAKING SEA VIEWS
- SPACIOUS 25FT PRIVATE TERRACE
- 2 DOUBLE BEDROOMS INCLUDING MASTER ENSUITE
- OPEN-PLAN CONTEMPORARY LIVING/DINER/KITCHEN
- ALLOCATED OFF-STREET PARKING FOR TWO
- LUCRATIVE HOLIDAY LET POTENTIAL
- SHORT WALK TO FISTRAL BEACH
- NO ONGOING CHAIN
- ALL MAINS SERVICES



1



2

Energy rating (EPC) **C**

Council tax band: **C**

SUMMARY

Introducing 5 Golden Bay Apartments in Pentire: A Coastal Haven with Amazing Sea Views. Nestled in the heart of Pentire, Newquay's and arguably one of Cornwall's most coveted seaside locations, lies 5 Golden Bay Apartments- a splendid coastal retreat where luxury meets tranquillity. This exquisite residence boasts two double bedrooms, including a master ensuite, a contemporary open-plan living space, off-street parking, and an expansive private terrace offering breathtaking panoramic views of the world-renowned Fistral Beach.

Golden Bay Apartments, a contemporary development in the heart of Pentire, is your gateway to the coastal lifestyle you've always dreamed of. As you step into the smart communal entrance, a swift ascent via the staircase to the first floor unveils the remarkable Number 5, providing an elevated vantage point that's perfectly poised to capture the beauty of the surrounding landscape.

Upon entering this immaculate coastal abode, a well-appointed hallway greets you, setting the stage for the contemporary elegance that permeates the entire property. The living area encompasses a spacious open-plan lounge, a dining area, and a modern kitchen, seamlessly connected to create distinct yet harmonious spaces. The kitchen, positioned to the rear, allows the living room to bask in the breathtaking sea views, which extend to the generous terrace.



The kitchen itself boasts a full range of sleek beech wood-style units, complete with integrated oven, hob, extractor, washer/dryer, and fridge/freezer. There's ample space for both living and dining furniture, and patio doors provide seamless access to the terrace, while a unique feature is the secondary patio doors in the adjoining master bedroom. This thoughtful design ensures that both key spaces in the home enjoy the best of the mesmerizing sea views.

The master bedroom is not only graced with fitted furniture but also features its own fully fitted shower ensuite, complete with a striking glass brick wall. However, it's the terrace that truly steals the show- a generous expanse, measuring just over 25 feet, making it one of the largest terrace you'll find in a property of this style and price range. Imagine unwinding with your loved ones after a busy day on the beach, gazing at the enchanting sunsets over the ocean while sipping a refreshing drink.

The second bedroom is a haven of light and space, perfectly positioned near the main bathroom, which is impeccably presented and equipped with a shower over the bath. Throughout this beautifully presented property, UPVC double glazing and gas-fired central heating ensure year-round comfort.

Outside, at the rear of the building, you'll find allocated off-street parking, with Number 5 benefiting from its very own tandem-length double parking space, ensuring convenience and peace of mind for you and your guests.

THE LEASE:

Length of Lease: TBC (believed to be 999 years, but awaiting vendor confirmation)

Lease Start Date: TBC

Service Charge & info: Combined Service Charge, Ground Rent and Insurance: £1320 per year

Freeholder: Seller owns 1/6 share of the Freehold

Management Company: Belmont Property Management

Residential letting: Yes

Holiday letting: Yes

Pets: Yes

ADDITIONAL INFO

Tenure: Leasehold

Utilities: All Mains Services

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 parking for two cars

Heating and hot water: Gas Central Heating for both

Accessibility: First Floor Apartment with stairs to all floors

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Hall

12' 4" x 3' 5" (3.76m x 1.04m)

Open Plan

Lounge/Dining/Kitchen

22' 6" x 10' 5" (6.85m x 3.17m)

Bedroom 1

11' 7" x 9' 3" (3.53m x 2.82m)

En-suite

6' 7" x 3' 5" (2.01m x 1.04m)

Bathroom

8' 1" x 7' 0" (2.46m x 2.13m)

Bedroom 2

16' 4" x 8' 5" (4.97m x 2.56m)

Sun Terrace

25' 5" x 12' 10" (7.74m x 3.91m) max measurements

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