



NEWQUAY
PROPERTY
CENTRE



Flat 1, Fistral Beach Apartments, 13 Esplanade Road, Newquay, Cornwall, TR7 1FR

A STUNNING LUXURY APARTMENT DIRECTLY OPPOSITE FROM FISTRAL BEACH ON THE SOUGHT AFTER AND EXCLUSIVE ESPLANADE ROAD. GROUND FLOOR TWO BEDROOM APARTMENT WITH INCREDIBLE VIEWS, PRIVATE PATIOS AND ALLOCATED PARKING.

£375,000
Leasehold

our ref: CNN8838

KEY FEATURES



2



1



2

- WATERSIDE LUXURY APARTMENT
- GROUND FLOOR POSITION WITH PRIVATE PATIO
- OPPOSITE FROM FISTRAL BEACH
- STUNNING SEA, BEACH AND COASTAL VIEWS
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- ONE OF THE BEST COASTAL STREETS IN NEWQUAY
- HIGHLY SUCCESSFUL HOLIDAY LET
- MODERN OPEN PLAN LIVING

Energy rating (EPC) **C**

Council tax band: Non domestic rates

SUMMARY

SUMMARY: 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.

Fistral Beach Apartments are positioned directly opposite from the world famous Fistral Beach on the much sought after Esplanade Road. A modern development of luxury apartments well suited as highly lucrative holiday let investments or extremely comfortable homes from home. Apartment number one is situated conveniently on the ground floor which benefits from its own private courtyard terrace enjoying the very best of the sea views on offer.

The luxury accommodation is evident throughout with a wonderful open plan living space, positioned to the front which also incorporates the stunning views over Fistral Beach.

Having a lounge/diner/kitchen all rolled into one each with their own distinct areas. Flooded with natural light from large bifold doors to the front, leading out onto the private terrace. In this front section there is ample



space for both living and dining furniture. The kitchen is positioned to the rear, fitted with a modern, high gloss white kitchen including a range of integrated appliances, complimented by stone worktops and breakfast bar.

There are two good sized double bedrooms, the largest of which having patio doors out to a private rear courtyard and a beautifully fitted main family bathroom suite with contemporary wall and floor tiling and large fitted mirror, a rainfall style shower is fitted over the bath.

Externally the property has allocated parking in the resident's carpark and the property itself has a B rating on the energy performance certificate, one of the highest we've seen making this a highly economical apartment with quality double glazed windows and central heating throughout.

The property can be sold as a going concern if required as it currently operates as a successful holiday let. Future bookings can be transferred on completion and fixtures and fittings are available by separate negotiation.

Please be advised that the view shots are generic photos of Fistral Beach and not taken from the apartment itself.

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THE LEASE:

Length of Lease: 999 years

Lease Start Date: 2011

Ground rent: N/A

Service charge & Info: £240 per month including building insurance

Freeholder: Residents (share of freehold)

Management Company: TBC

Residential letting: Yes

Holiday letting: Yes

Pets: Yes, only for owners

ADDITIONAL INFO

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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 space

Heating and hot water: Gas central heating & hot water

Building safety : No known issues

Accessibility: Ground floor apartment

Mining: Standard searches include a Mining Search



FLOORPLAN & DIMENSIONS



Entrance Hall

Open Plan

Lounge/Diner/Kitchen

19' 6" x 13' 10" (5.94m x 4.21m)

Front Courtyard

13' 6" x 5' 2" (4.11m x 1.57m)

Bedroom One

11' 3" x 11' 7" (3.43m x 3.53m)

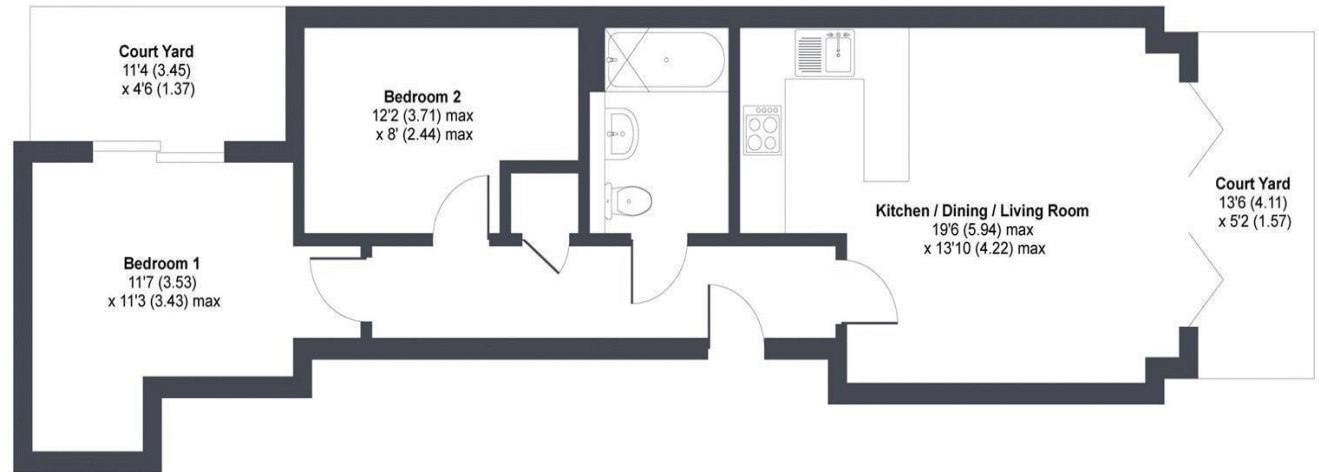
Rear Courtyard

11' 4" x 4' 6" (3.45m x 1.37m)

Bedroom Two

12' 2" x 8' 0" (3.71m x 2.44m)

Main Bathroom



FIRST FLOOR

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