



Apartment 14, 270 North, Esplanade Road, Newquay, TR7 1SY

**david ball**  
Agencies

David Ball Luxury Collection are delighted to offer for sale this third floor 939 square foot coastal apartment perched above the world famous Fistral Beach providing uninterrupted ocean views. This chain free apartment would be the perfect home from home or someone looking for a permanent residence by the sea. Early viewing is highly recommended.

## Guide Price £699,950 Leasehold -

### Key Features

- Unobstructed Panoramic Sea Views
- Modern Open Plan Living Space
- Communal Off Street Parking & Garage
- Use Of Communal Landscaped Gardens
- Private Wrap Around Balcony
- Holiday Letting Potential
- Private Lift Coded Lift Access
- Early Viewing Highly Recommended

### The Property

270 North is situated in a prime position in the extremely sought after Pentire Peninsular area of Newquay. The apartment is arguable the best positioned in the block as its benefits from a corner position with dual aspect windows and a wrap around balcony.

A security coded lift provides access directly to the third floor. Upon entering the apartment the entrance hall provides access to the subsequent accommodation. As you enter the open plan living space you are met by floor to ceiling windows and doors which frame the breathtaking views perfectly complimented by a feature port hole style window which captures the iconic Headland Hotel in all its glory.

The fitted kitchen offers a range of base, wall and drawer units with worksurfaces over. To complete the versatile family accommodation are two double bedrooms and family bathroom.





### **Location**

Apartment 14 is located on the third floor of 270 North, a building constructed in 2007. It enjoys an ideal location at the southern end of Esplanade Road, right by Fistral Beach in Pentire. This prime position provides easy access to the renowned surfing destination of Fistral, the Newquay Golf Course, and the picturesque Gannel Estuary. Just about a mile and a half away is Newquay town center, offering a variety of shopping and banking options, along with a vibrant selection of bars, nightclubs, and restaurants. The town also features a delightful working fishing harbor and some of the most spectacular coastline in Europe. Conveniently, there is a bus and railway service to nearby areas, and Newquay Airport is situated approximately seven miles from the town.

### **The Development**

999 Year lease from 1/1/2006  
Service charge £3,494.85 per annum  
Peppercorn ground rent  
One dog allowed per owner  
Council Tax Band - D

### **Externally**

The apartment benefits from a garage and off street parking. All the apartments also have use of the rear landscaped gardens

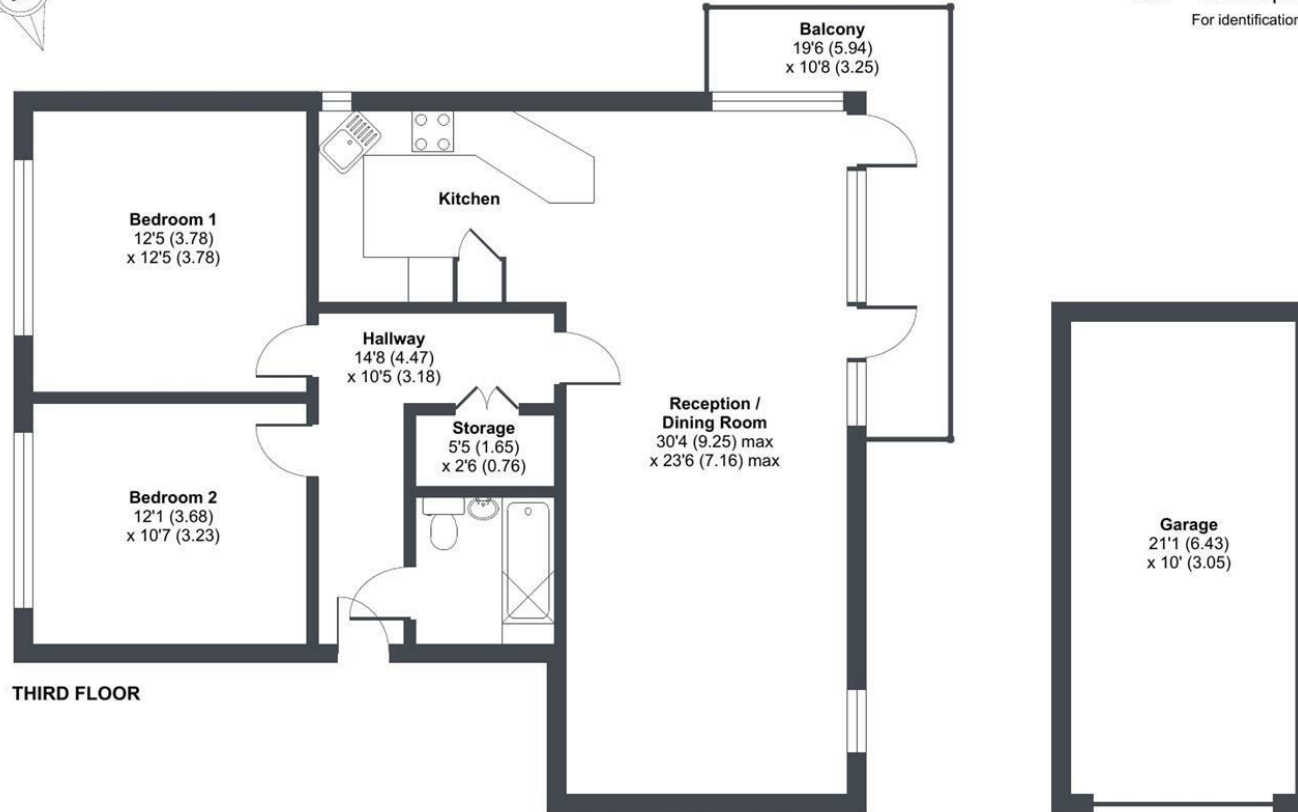
# Esplanade Road, TR7

Approximate Area = 939 sq ft / 87.2 sq m

Garage = 210 sq ft / 19.5 sq m

Total = 1149 sq ft / 106.7 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for David Ball Agencies. REF: 1052178

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(38-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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