

9 Fistral House

Esplanade Road, Newquay, TR7 1US

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| LUXURY COLLECTION |



David Ball Luxury Collection is delighted to offer for sale this immaculate 1003 sqft three double bedroom penthouse apartment with breathtaking uninterrupted sea views. Situated within this exclusive boutique development by Legacy Properties, who are arguably one of the county's finest, award-winning developers.

Leasehold - Share of Freehold

Key Features

- Chain free penthouse apartment
- Three double bedrooms with principal en-suite
- Within 125m of Fistral Beach
- Bespoke Treyone Kitchen with integrated Miele appliances
- Balcony with panoramic sea views
- Underfloor heating with remote access
- Turn key purchase opportunity
- Private surf store
- Allocated parking space and garage
- Remainder of NHBC Warranty



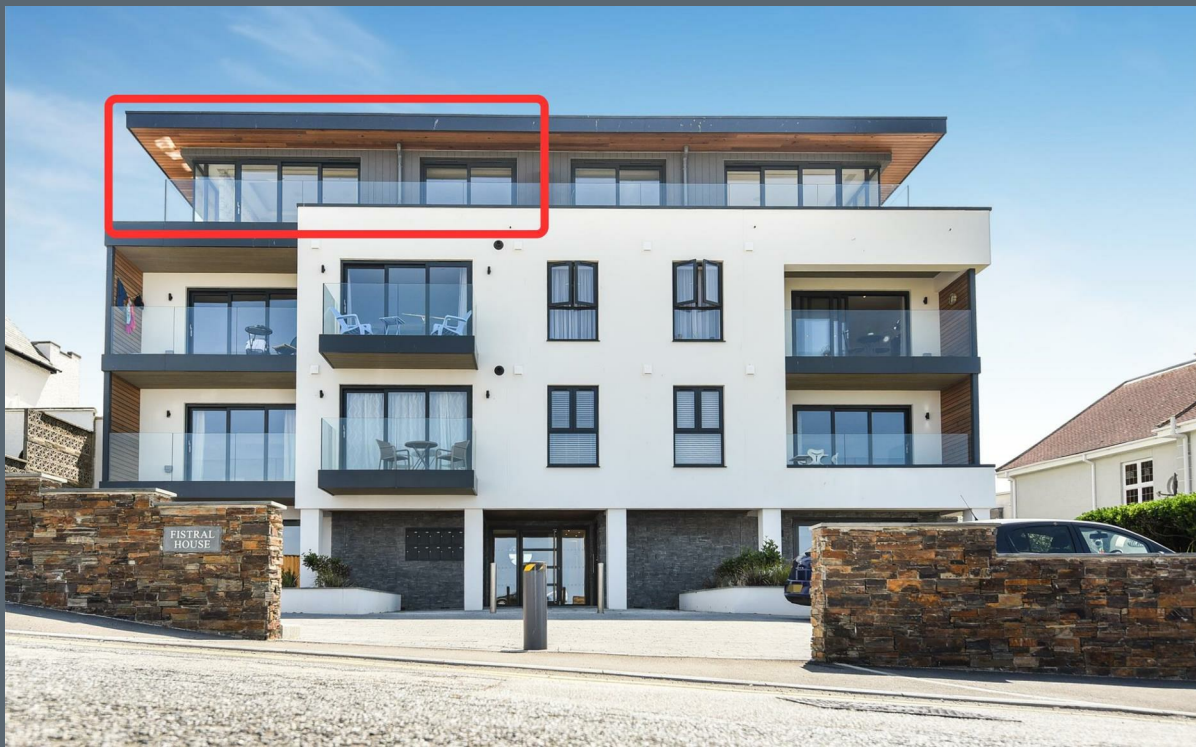
The Property

Entering from the communal area into this spectacular penthouse apartment, you are greeted by a spacious welcoming hallway with an abundance of natural light thanks to the skylight. Adorned by wide plank light oak flooring that flows throughout the entire apartment with the only exception being the en-suite and family bathroom. The apartment boasts an array of modern features including the lighting being designed and supplied by John Cullen, London with a Forbes and Lomax control system, wired for Sonos throughout, a Bang & Olufsen TV and surround sound living room plus electric curtains throughout.

A delightful living space with sliding doors out on to the balcony that with its frameless glass balustrade provides spectacular views over Fistral Beach towards Trevoise Lighthouse, this space also includes a bespoke banquette seating with built in storage in the dining area and skylight providing ample natural light. The kitchen features a custom-designed contemporary handleless Apex painted kitchen by Treyone, with Neolith worksurfaces offering sleek and modern aesthetics with durability. A peninsular island with a convenient alcove breakfast bar provides a versatile space for dining and socializing. Equipped with top-of-the-line appliances, including an electric Miele pyrolytic oven, combination microwave, warming drawer, integrated dishwasher, and integrated fridge freezer as well as the four ring hob with an in-built Gutmann ceiling extractor. The under-mount Franke stainless steel sink.

The principal bedroom enjoys sliding doors out on to the balcony that shares with the living space, as well as a generous en-suite that's entrance is hidden within a feature mirrored wall with solid oak wardrobes and also benefits from a skylight. The second and third bedrooms include solid oak wardrobes and stylish wall mounted headboards. The family bathroom incorporates contemporary sanitary ware by Vitra, chrome brassware by Hansgrohe and in built mirrored storage by Keuco, a bespoke vanity unit, a heated electric towel rail and mandarin stone tiles, with all of this mirrored in the en-suite.





The Development

One of the highest specification apartment blocks in Newquay boasting:

Secure electric gated parking space and

Personal surf store

An external surf shower and wash down area

Interior designed communal areas including tiled flooring throughout

Passenger lift to all floors

Landscaped gardens

Leasehold share of freehold

999 year lease from 2017

Yearly Maintenance Fee - £1,500

Reserve fund £249 per annum

Ground Rent - peppercorn with share of freehold





The Location

Nestled in an idyllic setting, this apartment boasts a prime position with awe-inspiring vistas overlooking the magnificent Fistral Beach and Newquay Golf Course. Situated adjacent to the development is the protected Pentire headland, where you'll find The Lewinnick Lodge, a boutique hotel and eatery. Positioned between the splendor of Fistral Beach and the picturesque River Gannel Estuary, this locale is a sanctuary of natural beauty. At high tide, you can embark on a charming ferry ride from the historic Fern Pit Café, a family-run establishment since 1910, to explore the quaint village of Crantock while traversing golden sands.

Conveniently positioned, Newquay town offers an array of amenities, including shopping centers, schools, banks, and a vibrant array of bars and restaurants. Seamless connections to surrounding areas are provided by bus and rail services. Just 14 miles away, the city of Truro offers further cultural and commercial opportunities, while the charming fishing port of Padstow is a mere 16 miles distant.



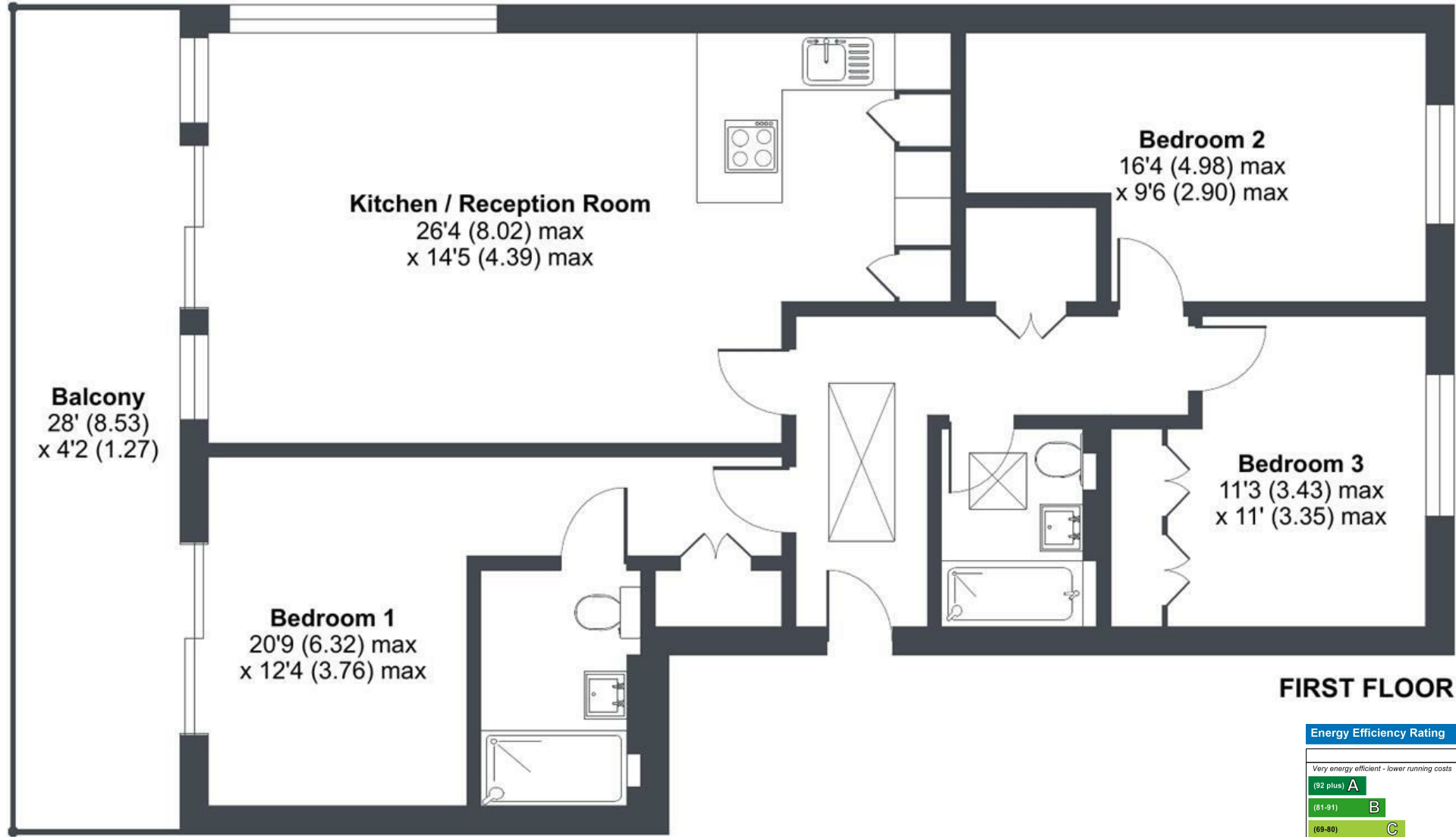
Enhancing its accessibility, Newquay International Airport is a short seven-mile journey away, granting convenient access to a myriad of destinations and ensuring effortless travel. Whether you seek a day of leisure on the beach, a round of golf on a renowned course, or a delightful meal at a charming local eatery, this apartment offers an exceptional choice for those seeking an immersive experience amidst the enchanting landscape of North Cornwall.



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Approximate Area = 1003 sq ft / 93.2 sq m

For identification only - Not to scale



FIRST FLOOR

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 83 | 83 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for David Ball Agencies. REF: 1103911



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