



5 Tre Lowen, Pentire Crescent, Newquay, TR7 1FQ

david ball
Agencies

****CHAIN FREE****

We are delighted to offer for sale this immaculate two double bedroom with principal en-suite first floor modern apartment. The property further comprises an open plan lounge/diner, a modern open kitchen with built in appliances, family bathroom and allocated parking space. Early viewing is highly recommended.

Guide Price £280,000 Leasehold

Key Features

- CHAIN FREE
- Within 300m of Fistril Beach
- Allocated parking
- First Floor Apartment
- Two double bedrooms
- 300m from the Gannel estuary

Location

Located within 300 metres of both the famous Fistril Beach and the River Gannel is this beautifully presented apartment. Due to the desirable location the property has the potential to be a successful holiday investment. The town of Newquay is within half a mile of the property and benefits from a range of shopping and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

Entrance Hallway

A wooden entrance door with spy hole leading from the communal hall. Electric door intercom system. Double door storage cupboard. Doors to subsequent accommodation. Wood effect laminate flooring.

Lounge

16'0" x 15'1" max (4.89m x 4.62m max)

uPVC double glazed door leading onto the private courtyard style garden. Two further uPVC double glazed windows to the front of the property. Two radiators. TV Points. Continuation of the wood effect laminate flooring. Access into





Kitchen

8'6" x 6'9" max (2.60m x 2.06m max)

Modern white fitted kitchen including a range of base, wall and drawer units with roll top work surfaces and tiled splash back over. Inset stainless steel sink unit with drainer and mixer tap. Four ring gas hob and extractor hood over. with integrated electric oven below. Integrated fridge freezer, dishwasher and washer dryer. Continuation of the wood effect laminate flooring. Tiled splash back.

The Balcony

8'9" x 5'6" max (2.67m x 1.68m max)

A stainless steel balustrade with single glazed balcony.

Bedroom One

15'11" x 13'8" max (4.87m x 4.18m max)

(L Shaped) uPVC double glazed window to the rear aspect Radiator. TV Points. Double door built in wardrobe. Door to

En-suite

7'5" x 6'2" max (2.27m x 1.89m max)

Double shower unit with overhead shower and glass door. Wall mounted wash hand basin with mixer tap. Wall mounted low level WC with dual flush. Electric heated towel rail. Shaver point. Extractor. Feature wall mounted mirror with shelving. Part tiled walls. Tiled flooring.

Bedroom Two

uPVC double glazed window to the rear aspect. Double door built in wardrobe. Radiator. TV Points.

Family Bathroom

7'1" x 5'6" max (2.18m x 1.70m max)

Single panel "P" shaped bath with mixer tap, overhead shower and glass screen. Wall mounted wash hand basin with mixer tap. Wall mounted low level WC with dual flush. Electric heated towel rail. Shaver point. Extractor. Feature wall mounted mirror with shelving. Part tiled walls. Tiled flooring.

The Development

There is an allocated parking space for the apartment. Communal showers and bin storage.

Leasehold Information

£810 per annum service charge

£194 per annum ground rent

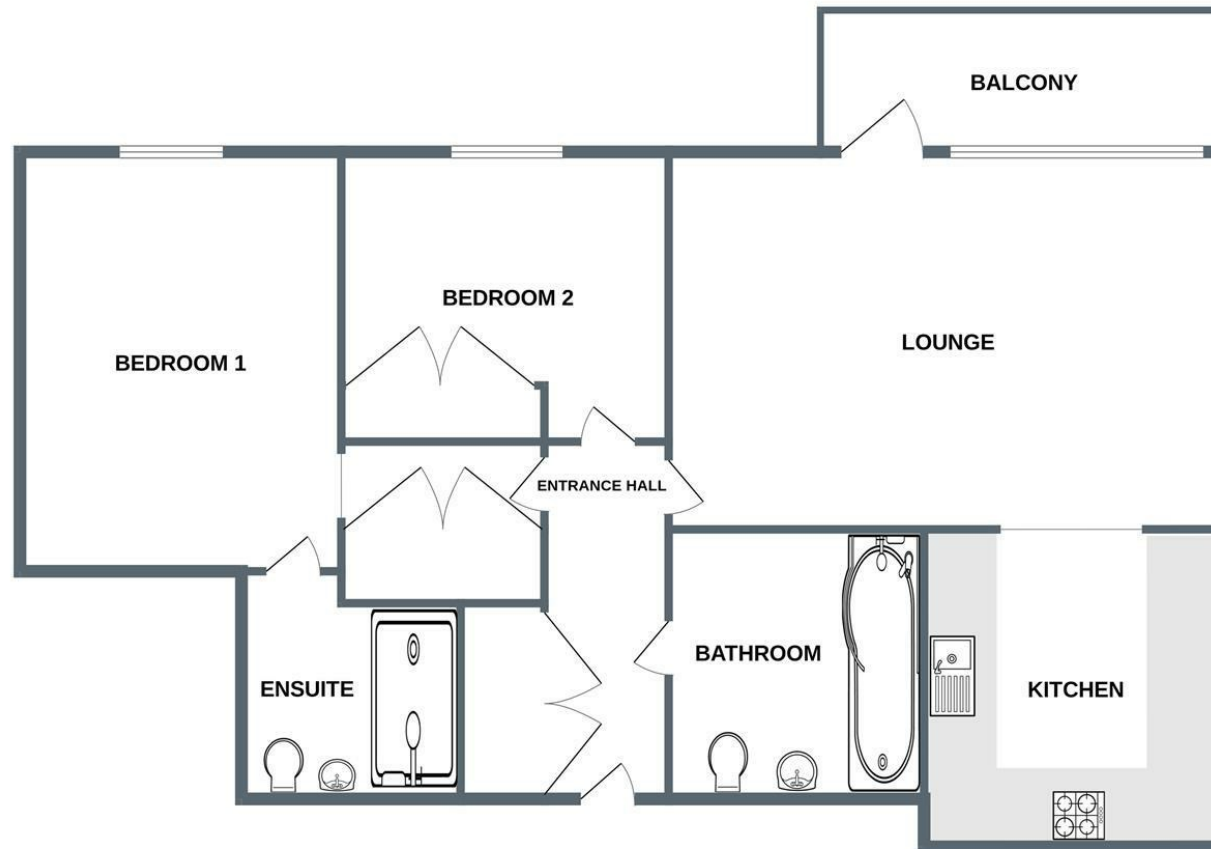
£414 per annum building insurance

999 year lease with 986 years left

Agents Note

The following services can be found at the property: Mains electricity, gas, water and drainage. Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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

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