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18 Pentire Mews, Pentire Crescent, Newquay TR7 1GW

£310,000

AN IMPRESSIVELY SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT LOCATED JUST A FEW MINUTES WALK FROM THE RIVER GANNEL, THIS PROPERTY ENJOYS AN ABUNDANCE OF NATURAL LIGHT AND IS BEAUTIFULLY PRESENTED, PERFECT AS A PERMANENT HOME BY THE SEA OR AS A HOLIDAY LET.

PROPERTY TYPE: Apartment

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 2

FEATURES:

- FIRST FLOOR TWO DOUBLE BEDROOM LUXURY APARTMENT
- EXCEPTIONALLY SPACIOUS ACCOMMODATION (1033 Sq Ft)
- GORGEOUS OPEN PLAN LIVING AREA
- ALLOCATED PARKING
- JUST A FEW MINUTES WALK FROM THE RIVER GANNEL
- IDEAL AS A PERMANENT HOME OR HOLIDAY HOME
- NO ONWARD CHAIN
- HIGHLY DESIRABLE LOCATION BETWEEN FISTRAL BEACH AND THE RIVER GANNEL
- FURNITURE AVAILABLE BY SEPARATE NEGOTIATION

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DESCRIPTION:

Welcome to Number Eighteen Pentire Mews, a first floor, two double bedroom apartment tucked away yet just a few minutes walk to Fistral Beach and The River Gannel, this property offers exceptionally spacious accommodation, an abundance of natural light, allocated parking and a flawless, luxury finish throughout.

The thriving town centre, the world famous Fistral and Crantock beaches and miles of beautiful coastal walks are mere minutes away. Newquay has a thriving high street, with plenty of local small businesses to support. Within a few minutes walk you'll reach Fistral Beach which is one of the world's top surfing destinations and is a play ground for water sports enthusiasts with plenty of opportunities to learn to surf. It hosts a number of UK surf competitions including Boardmasters. The River Gannel is a truly special place, a Mecca for watersports lovers at high tide and a beautiful, peaceful place to walk when the tide recedes. You could walk for miles and stop for multiple ice creams on the way!

A neat communal entrance with stairs to all floors guides you up to Number Eighteen on the first floor. Stepping through the front door into the hallway, you will be greeted with an inviting and spacious hallway guiding you to all the rooms.

The open plan lounge diner kitchen is a truly brilliant social space with a real 'Wow' factor...ample space for entertaining or simply relaxing after a long day at the beach! There's plenty of space for a dining table and a practical kitchen offering all the mod cons including an integrated dish washer, oven, fridge and washer dryer all enhanced by the solid wood work tops. There's five windows and doors to the Juliet balcony in this room, all facing south and west, the natural light is incredible and a great spot to sit and watch the world go by!

Both bedrooms are exceptionally spacious. The main bedroom has an ensuite complete with a bath and shower over with a large built in wardrobe. On the other side of the apartment the second bedroom has a window to the side.

The main bathroom has a bath with a shower attachment and is very well presented. the entire property is finished, decorated and styled to a gorgeous standard with good quality carpets throughout. There's gas central heating powered by a combination boiler located within a cupboard in the second bedroom and upvc windows.

Externally, there's a neat storage area for bins and allocated parking for one car.

This property is held on a 999 Year Lease new in 2008, it is managed by Pentire Mews Management Limited. Holiday Letting and Residential Letting is permitted. Pets are not permitted.

The maintenance charge is £705.36 bi-annually.

In summary, properties in this condition are rare! The condition and location make for the perfect home, suitable as a permanent residence or lucrative investment property, offered with no onward chain.

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Hallway
3.56m x 1.70m (11'8 x 5'7)

Bedroom 1
5.97m x 3.73m (19'7 x 12'3)

En Suite
2.24m x 1.68m (7'4 x 5'6)

Bedroom 2
4.29m x 3.81m (14'1 x 12'6)

Bathroom
2.21m x 1.65m (7'3 x 5'5)

Kitchen Lounge Diner
6.40m x 5.99m (21'0 x 19'8)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02-10) A		
(11-20) B		
(21-30) C		
(31-40) D		
(41-50) E		
(51-60) F		
(61-70) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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