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11 Pentire Mews Pentire Crescent, Newquay TR7 1GW

£275,000

AN OUTSTANDING EXAMPLE OF A TWO DOUBLE BEDROOM APARTMENT LOCATED ON THE FIRST FLOOR OF PENTIRE MEWS. THIS PROPERTY HAS RECENTLY BEEN BEAUTIFULLY REFURBISHED AND OFFERS A HUGE AMOUNT OF NATURAL LIGHT, POSITIONED IN A SHELTERED SPOT ON THE PENTIRE PENINSULA BETWEEN FISTRAL BEACH AND THE RIVER GANNEL.

PROPERTY TYPE: Apartment

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 2

FEATURES:

- BEAUTIFULLY REFURBISHED TWO DOUBLE BEDROOM APARTMENT
- EXCEPTIONAL, HIGH END LUXURY FINISH
- SUPERB LOCATION BETWEEN THE RIVER GANNEL AND FISTRAL BEACH
- ALLOCATED PARKING
- PERFECT AS A PERMANENT HOME OR HOLIDAY HOME
- NO ONWARD CHAIN
- BRAND NEW CUSTOM MADE KITCHEN (2024)
- TWO BRAND NEW BATHROOMS (2024)
- BRAND NEW LUXURIOUS CARPETS
- FITTED BLINDS INCLUDED, (NEW IN 2024)

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DESCRIPTION:

Welcome to Number Eleven Pentire Mews, a first floor, beautifully refurbished 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, well kept communal entrance with stairs to all floors guides you up to Number Eleven on the first floor. Stepping through the front door into the hallway, you will be greeted with an inviting and exceptionally spacious hallway guiding you to all the rooms.

The open plan lounge diner kitchen is a truly brilliant social space with ample space for entertaining or simply relaxing after a long day at the beach! There's plenty of space for a family size dining table and a gorgeous custom made brand new kitchen offering an integrated SMEG oven and hob with an integrated fridge freezer and space for a washing machine. There's an abundance of natural light and a great spot to sit and watch the world go by!

Both bedrooms are exceptionally spacious. The main bedroom which has a large fitted wardrobe has an ensuite complete with a stunning shower room which was replaced in 2024. On the other side of the apartment the second bedroom is generously proportioned again with built in storage.

The main bathroom was replaced last year and offers a similar luxury finish with a large walk-in shower. The entire property is finished, decorated and styled to a gorgeous standard with brand new luxurious carpets throughout. There's gas central heating powered by a combination boiler located within a cupboard in the kitchen.

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 £773.88 bi-annually. (£1547.76 total.)

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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Lounge Diner Kitchen
6.17m x 3.66m max (20'3 x 12'0 max)

Bedroom 1
6.15m x 3.53m (20'2 x 11'7)

En Suite

Bedroom 2
4.39m x 3.48m (14'5 x 11'5)

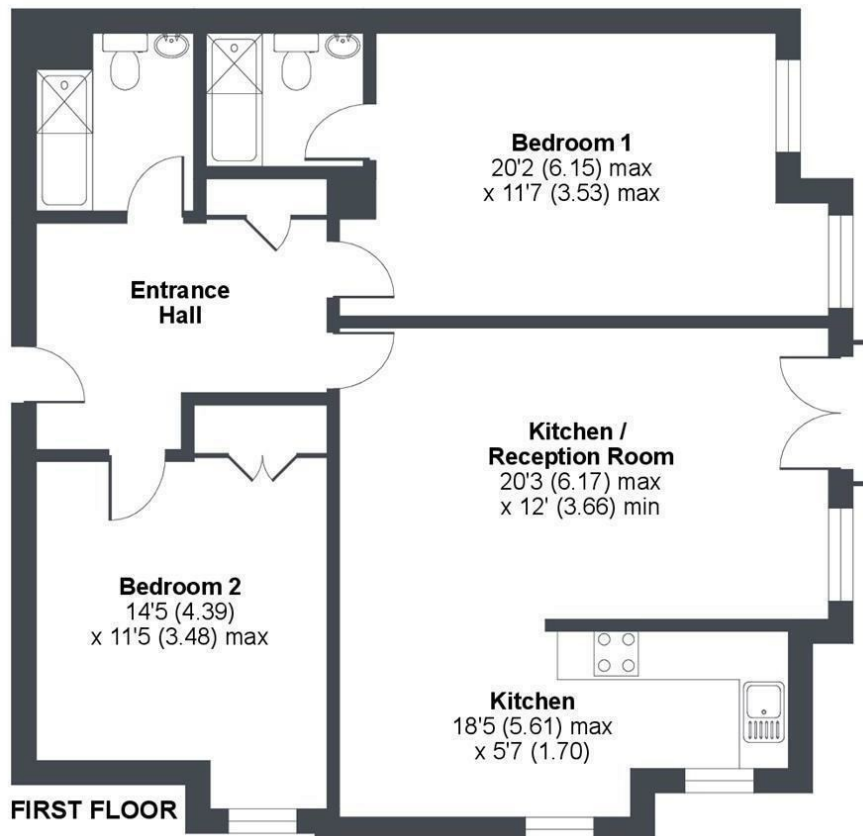
Bathroom

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FLOORPLAN:

Pentire Crescent, Newquay, TR7

Approximate Area = 995 sq ft / 92.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2020. Produced for David Ball Agencies. REF: 767666

| 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 | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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