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Apartment 23, Ocean 1 Pentire Avenue, Newquay TR7 1TQ

£285,000

AN IMPRESSIVELY SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT WITH THE ADDED BENEFIT OF A GARAGE AND STORE WITH SENSATIONAL VIEWS TOWARDS FISTRAL BEACH AND THE GOLF COURSE. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Apartment

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

FEATURES:

- SPACIOUS TWO BEDROOM APARTMENT WITH SEA VIEWS
- GARAGE, STORE AND ALLOCATED PARKING
- HIGHLY DESIRABLE GATED DEVELOPMENT
- JUST A FEW MINUTES WALK TO FISTRAL BEACH AND THE RIVER GANNEL
- EXCEPTIONALLY LARGE BEDROOMS
- NO ONWARD CHAIN
- AVAILABLE FULLY FURNISHED
- LIFT ACCESS TO ALL FLOORS
- SHELTERED BALCONY
- ELECTRIC UNDER FLOOR HEATING

01637 877754

info@momovenewquay.co.uk

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DESCRIPTION:

Sandwiched between the River Gannel and Fistral Beach in one of Newquay's most desirable locations, this gorgeous two bedroom first floor apartment at Ocean One provides a great opportunity for someone to buy a bolt hole by the sea or a permanent home. The world famous Fistral Beach hosts many surf events every year and is popular with families and surfers alike. There are many facilities at the beach including surf hire, Rick Stein's cafe, The Beach Bar, The Fish House and a good range of independent shops. There is Life guard cover from the end of March - 1st November and dogs are permitted all year round. 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 will be delighted by the fresh, neutral decor and natural light this property offers. The living accommodation is open plan and social with a lovely balcony providing a great spot to enjoy a coffee over looking Fistral Beach whilst planning your day of activities.

Positioned on the first floor, this apartment is accessed via a neat and welcoming communal entrance with stairs or a lift giving access to all floors. Upon entering the apartment, an L-shaped hallway with an intercom entry system and two useful storage cupboards, (one housing the water tank) guides you into the open plan kitchen/diner/living room which has high quality wood effect flooring. This is a generously proportioned social space with ample room for lounge and dining furniture opening onto a sheltered balcony which enjoys far reaching views of Fistral Beach and the Ocean beyond. Practically the kitchen has a good range of cream, shaker style units with a fully integrated appliance pack including an oven, hob, microwave, fridge, freezer, washing machine and dish washer.

Both bedrooms are exceptionally generous doubles, both enjoying views of Fistral and the ocean beyond. The main bedroom features an en suite shower room and the family bathroom has a bath with a shower over. (Both bathrooms have heated towel rails.)

This property has electric underfloor heating throughout. It is available fully furnished if required.

Externally, you will find allocated parking at the rear and the unusual luxury of a 22 foot long garage and store at the rear, perfect for the secure storage of surfboards, wetsuits, bikes etc.

LEASE DETAILS:

LENGTH OF LEASE: 999 YEARS NEW IN 2006

THE CURRENT OWNERS OWN A SHARE OF THE FREEHOLD

HOLIDAY LETTING IS PERMITTED

A MAXIMUM OF TWO PETS PER APARTMENT IS PERMITTED

GROUND RENT £100 PER ANNUM

SERVICE CHARGE £1923.00 PER ANNUM

In summary, 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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Kitchen Area
2.95m x 2.21m (9'8 x 7'3)

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Lounge Area
6.38m x 2.95m (20'11 x 9'8)

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Bedroom 1
6.81m x 2.95m (22'4 x 9'8)

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En Suite
2.08m x 1.60m (6'10 x 5'3)

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Bedroom 2
5.51m x 2.95m (18'1 x 9'8)

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Bathroom
2.13m x 1.85m (7'0 x 6'1)

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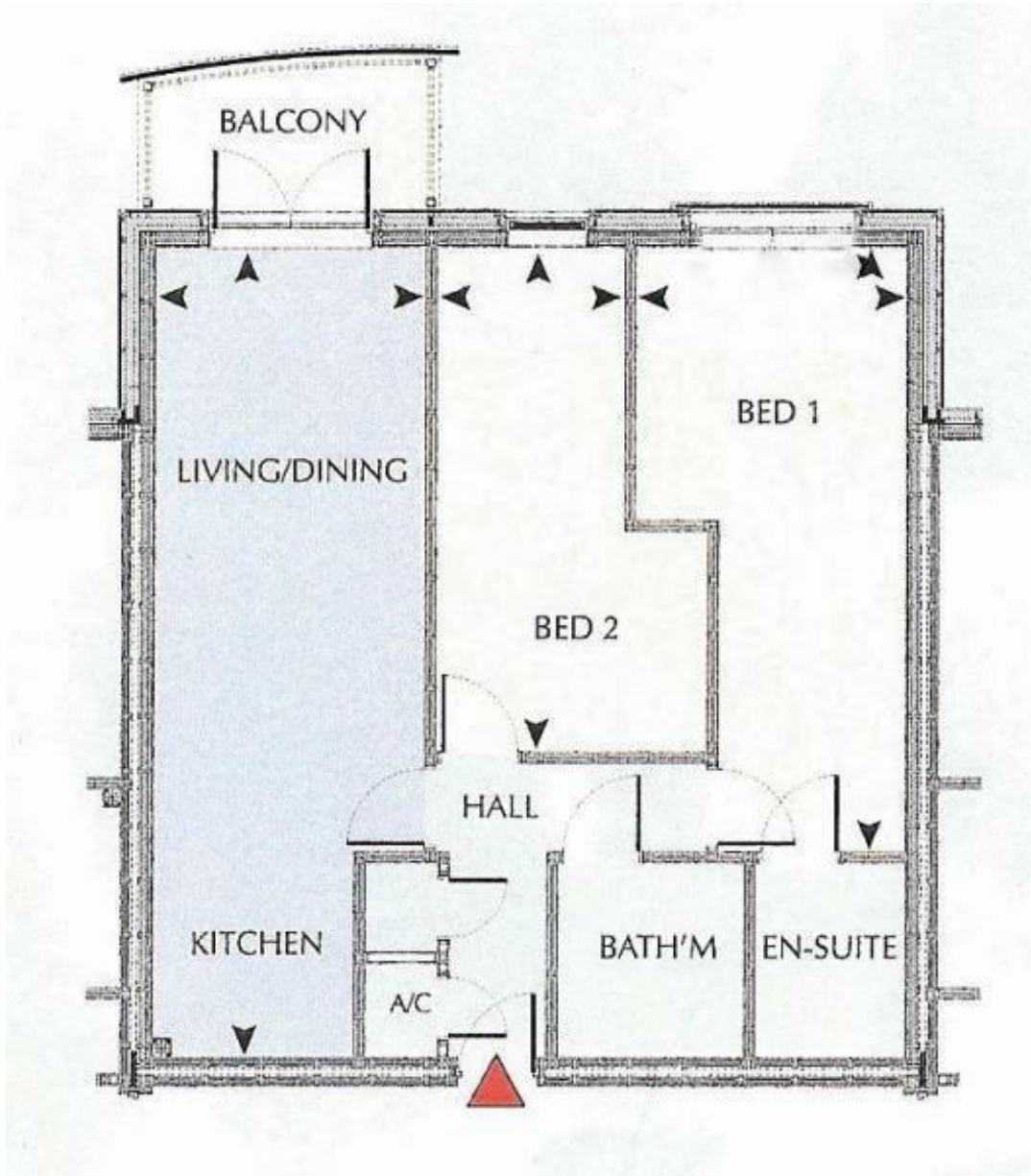
Garage
6.76m x 2.77m (22'2 x 9'1)

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Store at Rear of Garage
4.80m x 2.79m (15'9 x 9'2)

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FLOORPLAN:



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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