



3 The Vista, 10 Pentire Road, Newquay, TR7 1NX

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Agencies

Nestled within the prestigious confines of an exclusive and gated development in Pentire, lies an impeccably designed first-floor two-bedroom apartment. Offering an unparalleled vista, this residence boasts breathtaking sea views spanning the expanse from Newquay golf course to the iconic Towan headland and the majestic ocean beyond. With meticulous attention to detail evident in every corner, No onward chain.

Asking Price £425,000 Leasehold - Share of Freehold

Key Features

- Beautifully presented with high quality fittings
- Large open plan living area
- Lift access
- Private balcony enjoying the stunning views
- Ideal holiday home
- Master bedroom with en suite shower room
- Allocated parking space
- Gas heating throughout and under floor heating in living area.

Hallway

Large entrance hallway. Under floor heating. Tiled floor Leading to-

Living area

Full height double glazed window and double glazed door to the front aspect balcony with views over Fistral beach. Under floor heating throughout living area. Tiled floor.

Kitchen/Diner

Wood grain effect fitted kitchen with Granite worktop over. Fitted six burner range style oven with extractor fan over and stainless steel splash back. Fitted low level microwave oven and integral fridge, freezer and dishwasher. Breakfast bar. Double glazed window to the side and front aspect of the property. Tiled floor.

Bedroom one

Double glazed window to the rear aspect of the property. Radiator. Laminate floor.





En-suite

Fully tiled floor and walls. Walk in shower with concealed low level duarvit W/C. Wash hand basin with chrome electric towel rail. Extractor fan. Tiled display shelf with large over lit vanity mirror.

Bedroom two

Double glazed window to side aspect of property. Radiator. Laminate floor.

Bathroom

Fully tiled floor and walls. Bath with concealed low level duarvit W/C. Wash hand basin with chrome electric towel rail. Bidet and extractor fan. Tiled display shelf with large over lit vanity mirror.

Outside

Parking for one car through a key pad electric gate .Secure front door with intercom door release system. Visitor parking.

Services

Mains electricity, gas, water and drainage can be found at the property, however, we have not verified any of the connections.

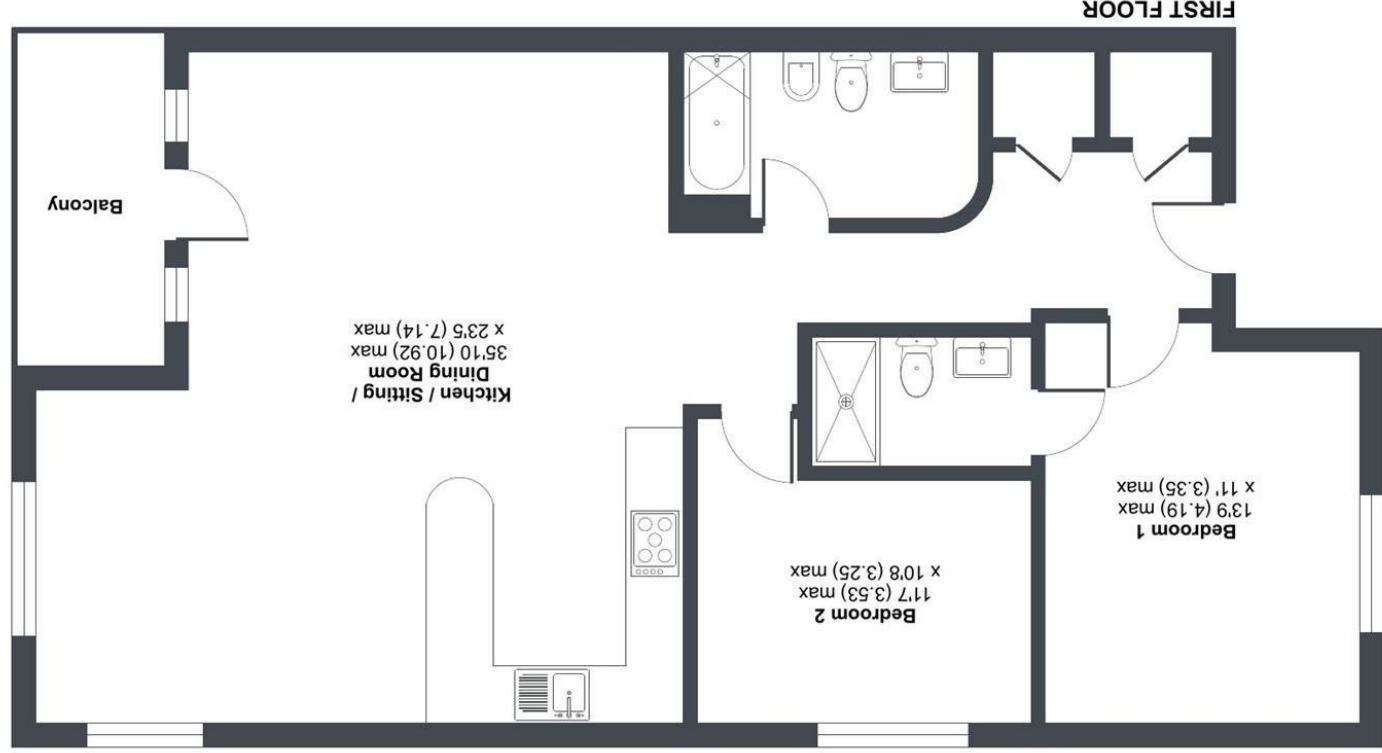
Leashold information

Share of Freehold
Service charge- £3250.00 per annum
Ground rent- Peppercorn
984 years remaining on the lease

Pentire Road, Newquay, TR7

Approximate Area = 971 sq ft / 90.2 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). © ncheqcom 2024. REF: 1096608

Energy Efficiency Rating		England & Wales	
Current	Potential	EU Directive 2002/91/EC	
84	84	Very energy efficient - lower running costs	
A		(92 plus)	
B		(81-91)	
C		(69-80)	
D		(55-68)	
E		(39-54)	
F		(21-38)	
G		(1-20)	
		Not energy efficient - higher running costs	

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