



Apartment 2, Pentowan House, King Edward Crescent, Newquay,
TR7 1HJ

david ball
Agencies

**** CHAIN FREE **** Discover the charm of this incredible **TWO DOUBLE BEDROOM** period apartment, offering an enviable elevated position over Newquay Bay with amazing sea views. Embrace the history along side modern comfort in this unique residence through the blend of original features with contemporary finishes. Viewing highly recommended.

Guide Price £450,000 Leasehold - Share of Freehold

Key Features

- **** Chain free ****
- Two double bedrooms
- Spectacular uninterrupted sea views
- Within 675m of Fistral Beach
- Private gated parking
- Ground floor apartment
- Principal en-suite
- Within 75m of Newquay Harbour
- Potential holiday let investment
- Additional left crawl space and





The Property

Experience the grandeur of the original section of the house as you step into the communal entrance boasting a large stained glass window. The welcoming entrance hallway provides access to all areas of the apartment and features engineered oak flooring and two loft accesses to an ample crawl space.

The lounge boasts an impressive bay window overlooking Newquay Bay, with an original stained glass upper section, the engineered oak flooring is continued, and a door through the window leads to the private patio with frameless glass balustrade overlooking Newquay Bay, perfect for alfresco dining or enjoying a coffee, this area leads to the communal garden.

The kitchen is fitted with a breakfast bar/oversized serving hatch, stone worktop, tiled splashback, 4-ring gas hob, Bloomberg electric oven, stainless steel extractor, and a 1 ¼ stainless steel sink unit with mixer tap and drainer. Additional features include a Miele dishwasher and integrated under-counter fridge and freezer, with continued engineered oak flooring.

The principal bedroom offers matching sea views to the lounge through another matching bay window stained glass window in the upper part and includes an ensuite with a corner shower unit, WC, pedestal wash hand basin, tiled flooring, and partially tiled walls. The second spacious double bedroom features an original plaster ceiling rose.

The family bathroom boasts a freestanding roll-top bath, close-coupled toilet, wash hand basin, frosted and patterned window, and natural stone mosaic flooring.

Externally

The maintained and manicured communal gardens offer space to relax on the lawns. The property includes access to a cellar for extra personal storage. There is secure, gated parking to the front, with the apartment having its own allocated space.

Location

Situated prominently on King Edward Crescent providing uninterrupted southerly views over Towan Beach, Newquay Bay and beyond, extending for miles along the rugged North coastline. Newquay town is in close enough proximity to walk whilst the apartment is tucked away from the hustle and bustle of the main streets. The picturesque working fishing harbour is just below, recently becoming a popular spot with a relaxed modern street food market, Fistral Beach is only moments away along Headland road which runs parallel to Newquay Golf Course.

Leasehold Information

999 year lease from 2006
Service Charge: £2760pa
Ground rent: Peppercorn

