



Ocean 1, Pentire Avenue, Newquay, TR7 1TQ

**david ball**  
Agencies



A spacious three double bedroom apartment located on the Pentire Peninsula, the property has been recently re-decorated throughout and is ready to become the perfect seaside home or investment.

The apartment benefits from three spacious double bedrooms and an open plan living space, with access out onto the private balcony. Modern fitted kitchen, contemporary family bathroom and en-suite, underfloor heating and private allocated space in the gated parking area. - Chain Free - Viewing Advised -

## Guide Price £350,000 Leasehold

### Key Features

- Three Double Bedroom Apartment
- Open Plan Living Space
- Fitted Modern Kitchen
- Recently Re-decorated
- No Chain
- Distant Sea Views From Private Balcony
- Under Floor Heating
- Private Gated Parking
- Master En-suite
- Great Investment Potential

### Ocean 1

Situated high up on the Pentire Peninsula in the seaside town of Newquay, Ocean 1 is positioned just a stones throw away from Fistral Beach and is only a short walk from the popular seaside town and all its fashionable shops, pubs and restaurants as well as an exciting array of water sports and coastal walks right on your doorstep.

Newquay Airport is less than 7 miles away from the apartments with Newquay train station being less than 2.

### Entrance

Communal entrances to the rear and front of the block with stairs and lift access to the ground floor

### Private Hallway

Numbered entrance door leading to a hallway where there is a useful single door storage cupboard, along with various power points, entry phone and thermostat.







### **Lounge/Dinner**

**17'0" x 12'1" (5.2 x 3.7)**

The Apartment provides a open plan living space, benefiting from natural light from the double patio doors that make the most of the distant views across the Atlantic ocean . The living space also benefits from the under floor heating, inset spot lights and TV and BT points.

### **Kitchen Area**

**9'10" x 8'2" (3 x 2.5)**

A fitted beech wood style kitchen with a complimentary black laminate worktop and integrated appliances- Neff fridge/freezer, single Neff oven, electric hob, Neff integrated microwave & Dishwasher, The kitchen area also has inset ceiling lights and a useful fitted washer dryer.

### **Master Bedroom**

**8'6" x 20'0" (2.6 x 6.1)**

A spacious south facing double bedroom with feature pendent lighting ,TV and data points.

### **En-suite**

Fully tiled ensuite with an enclosed shower cubicle, white wall hung W/C and wash basin with mirror and lighting over along with a feature electric chrome towel rail.

### **Bedroom Two**

**8'2" x 21'7" (2.5 x 6.6 )**

A light double bedroom with south facing window with pendants ample power points and TV point .

### **Bedroom Three**

**7'10" x 16'4" (2.4 x 5.0)**

A spacious double bedroom with feature pendent lighting ,TV and data points.

### **Bathroom**

Fully tiled family bathroom featuring white panelled bath with mixer shower over, wall hung white W/c and basin with mirror over and feature electric towel rail.

### **Private Balcony**

A decked balcony with outside lighting overlooking out too the horizon

### **Parking**

Accessed through a private electric gate the apartment has its own allocated parking space.

### **Agents Notes**

Lease term: 999 years with 996 years remaining

Lease start date: 12.08.2021

Management company: Ruskin Court Limited (the lessee's)

Ground rent: £100.00

Service charge: £3000 per annum

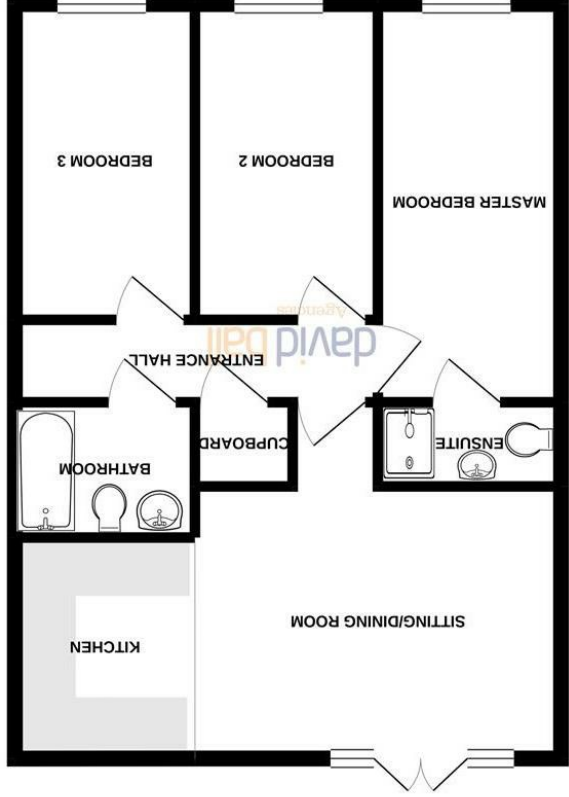
Residential letting: Yes.

Holiday Letting: Yes



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GROUND FLOOR

This energy rating has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. They have no relevance to the purchase price and are not intended to be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency can be given.

Energy Efficiency Rating	
Current	Potential
70	83
<b>England &amp; Wales</b> EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (67-77)   B (69-80)   C (70-80)   D (75-88)   E (79-84)   F (81-88)   G (81-91)	

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