

Ocean 1, Pentire Avenue, Newquay, Cornwall, TR7 1TQ



**PRIVATE BALCONY WITH VIEWS OVER FISTRAL BEACH |
POPULAR PENTIRE LOCATION 200 YARDS FROM THE
BEACH | Ground floor 2 double bedroom apartment with
en-suite in a popular block offered for sale with vacant
possession and no onward chain.**

- Popular residential and holiday location
- 2 Double bedrooms (1 En-suite)
- Underfloor heating throughout
- Balcony with sea views
- Allocated parking in a secure gated car park
- Open Plan Lounge/Kitchen/Dining room
- 200 yards from Fistral Beach
- Superfast broadband to the building
- Fitted kitchen with a full range of integral appliances

Reduced To £305,000 Leasehold

THE LOCATION

Within walking distance to Newquay Town a recent influx of independent Cafes, Coffee Shops and Bars have made the Town an even more popular holiday destination with a unique multicultural and inclusive feel. This coupled with improved transport links via the A30 and Newquay Airport has really made it one of the Top tourist destinations in Cornwall.

The Apartment is also located within 5 minutes walk of both Fistral Beach and the Gannel. Offering 2 contrasting experiences, it's great for all the family. Fistral Beach offers world class surfing waves with the Fistral complex offering surf hire and the very popular Beach Bar. The Gannel is idyllic and tranquil ideal for an evening BBQ, kayak or paddle board with all the family.

THE PROPERTY

This spacious 2 double bedroom apartment is located in a very popular unrestricted occupancy use block making it an ideal home as well as having the potential for both long term and holiday lets. Pets are also permitted in the building. The apartment has thermostatic underfloor heating running throughout with aluminium framed double glazing.

From the front of the building, the property is located on the ground floor through the communal entrance hall. From the rear lower ground parking area, there is access via the communal stairwell and lift.

The flat has an open plan lounge/kitchen/diner leading onto the private balcony with views towards Fistral Beach. This spacious lounge as ample room for a living and dining section with ample room for a table capable of seating 6 people. The kitchen has a natural wood walnut effect finish with a range of integral appliances. There is matching laminate flooring running throughout the apartment.

The 2 bedrooms can both fit double beds with the master bedroom having a fully tiled en-suite shower

room. The shared bathroom has a bath with shower over, concealed cistern WC and wall hung basin with floor to ceiling tiling throughout.

OUTSIDE

The property has an allocated parking space and use of a shared storage cupboard.

COUNCIL TAX

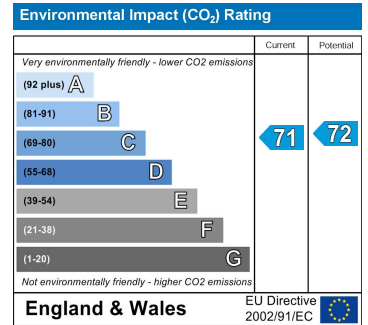
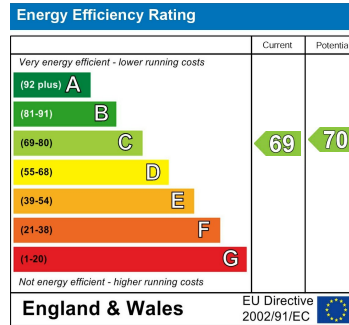
Band C

TENURE

Leasehold. Residual of a 999 year lease. Ground rent is set at £100 per annum with an annual service charge of £1976.04. Pets and holiday lets are permitted at the property.

SERVICES

Mains Water, electric and drainage.







Approximate total area⁽¹⁾
65.82 m²
708.43 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk