4 Tre Lowen, Pentire Crescent, Newquay, TR7 1FQ

david ball
Agencies

An attractive two double bedroom apartment in a premier Pentire location, available chain free. Ideal for a lifestyle home or investment, this property is situated between Fistral Beach and the River Gannel. The property further comprises an open plan lounge/diner, a modern open kitchen with built in appliances, family bathroom, a private balcony and allocated parking space.

Asking Price £270,000 Leasehold

Key Features

- Two Double Bedrooms
- 300m From Fistral Beach
- Allocated Parking Space
- Surf Store
- First Floor Apartment
- 300m From The Gannel Estuary
- Sought After Pentire Location
- Chain Free

LOCATION
Located within 300 metres of both the famous Fistral Beach and the River Gannel is this popular Tre Lowen Development. Due to the desirable location the property has the potential to be a successful holiday investment. The town of Newquay is within half a mile of the property and benefits from a range of shopping and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

ENTRANCE HALL
22'3" x 9'8" max (6.78m x 2.95m max)
A wooden entrance door with spy hole leading from the communal hall. Electric door intercom system. Storage cupboard with double doors. Doors to subsequent accommodation.

LOUNGE
25'6" x 16'11" max (7.78m x 5.16m max)
UPVC double glazed door with windows leading on to the private balcony. Two further uPVC double glazed windows providing a dual aspect. Two radiators. Boiler cupboard. Access into

OPEN KITCHEN
9'1" x 6'9" max (2.79m x 2.06m max)
Modern fitted kitchen including a range of base, wall and drawer units with roll top work surfaces and tiled splash back over. Inset stainless steel sink unit with drainer and mixer tap. Integrated electric oven. Four ring gas hob and extractor hood over. Integrated fridge freezer, dishwasher and washer dryer.

BEDROOM ONE
12'9" x 10'7" max (3.89m x 3.23m max)
UPVC double glazed window to the side. Built in wardrobe. Radiator. Television aerial point. Telephone point. Inset lighting.

EN-SUITE SHOWER/CLOAKROOM
7'5" x 4'2" max (2.27m x 1.29m max)
Modern suite comprising shower unit with waterfall overhead shower, glass screen and door with tiled walls. Wall hung ceramic wash hand basin with mixer tap over. Close coupled WC. Large mirror with recess shelf and shaver socket. Heated towel rail. Extractor fan. Tiled flooring.

BEDROOM TWO
12'3" x 9'11" max (3.74m x 3.03m max)
UPVC double glazed window to the side. Built in wardrobe. Inset ceiling lights. Television aerial point. Telephone point.

FAMILY BATHROOM
7'2" x 5'6" max (2.20m x 1.70m max)
Modern suite comprising single panel P shaped bath with mixer tap, overhead shower and glass screen. Wall mounted wash hand basin with mixer tap. Wall mounted low level WC with dual flush. Electric heated towel rail. Shaver point. Extractor. Feature wall mounted mirror with shelving. Part tiled walls. Tiled flooring.

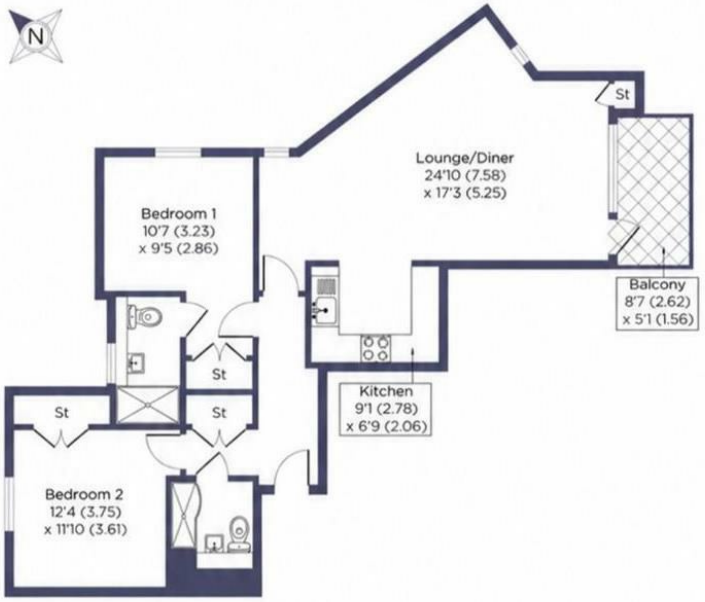
BALCONY
8'7" x 5'5" max (2.62m x 1.67m max)
A stainless steel glazed balcony.

PARKING
To the rear of the property there is allocated parking for the apartment, surf store, communal showers and bin storage.

SERVICES
Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

Tre Lowen, Pentire Crescent, Newquay, TR7

Approximate Area = 819 sq ft / 76.0 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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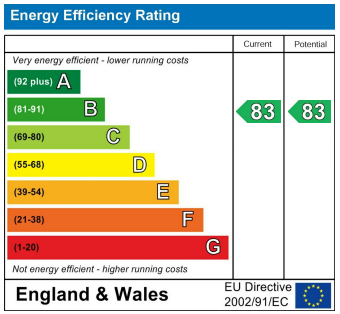

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