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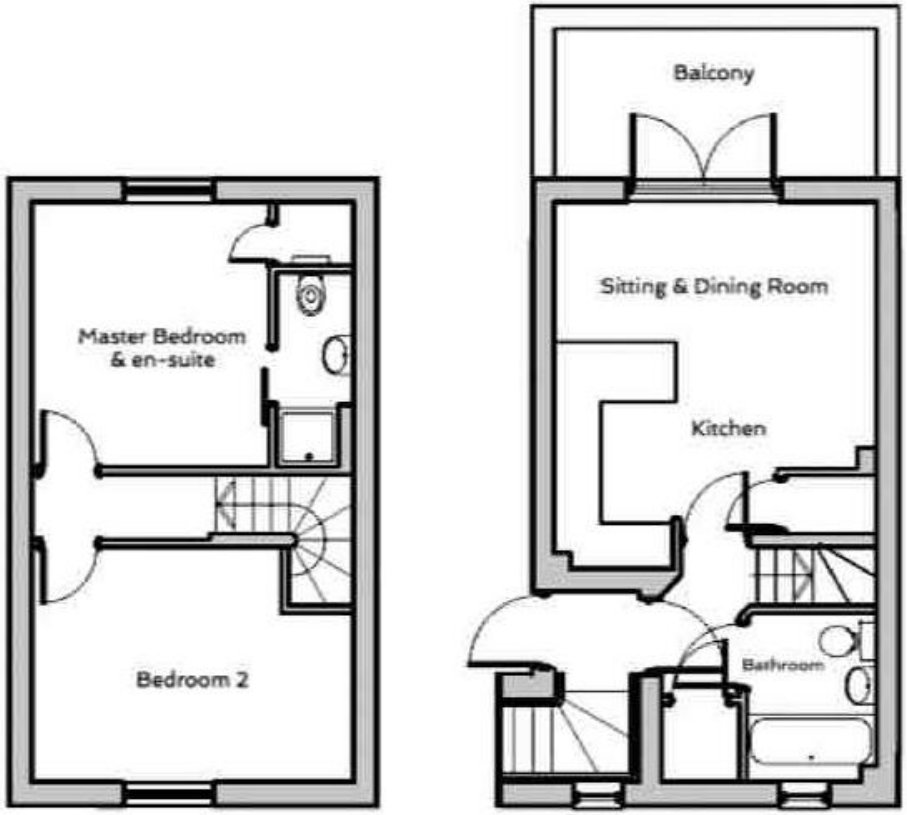
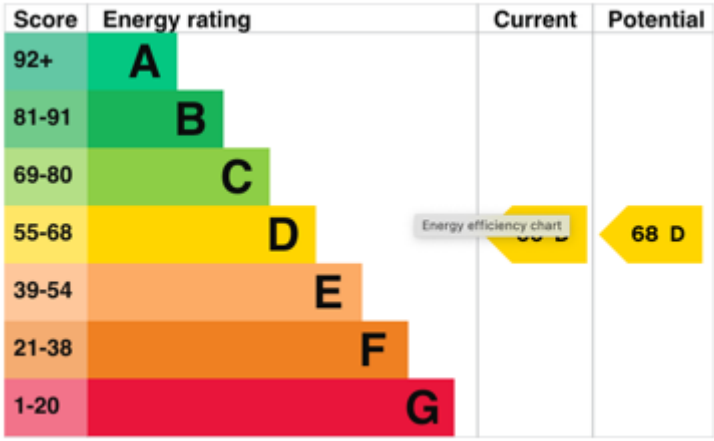
The Pendarves, 8 Ocean Blue, Treyarnon Bay, PL28 8JN

£495,000

- 50m From the Beach
- Balcony with Sea Views
- Two Bedrooms
- Two Bathrooms
- Open Plan Living Space
- Allocated Parking
- Gated entry

The Property Ombudsman





OVERALL FLOOR AREA 60 square metres APPROX

Floorplan for illustrative purposes only and should not be relied upon. All measurements are approximate. No responsibility is taken for any error, omission or mis-statement.

IMPORTANT NOTICE

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Situated just 50 metres from the waters-edge in the highly sought after coastal location of Treyarnon Bay, The Pendarves is a luxury first floor duplex apartment, affording the most fabulous panoramic views of the bay, in an exclusive development of just 22 properties.

Set within secure gated entry and landscaped grounds, The Pendarves is an ideal investment opportunity with an excellent holiday letting record. Presented in an immaculate fashion throughout with high specification interior finish to include ceramic tiled flooring, brushed chrome ironmongery, white sanitary ware, powder coated aluminium windows and doors, integrated security, satellite and entertainment systems.

The open plan design of the living space, coupled with its superb terrace, make this an ideal property for leisure and recreation. The open plan living, kitchen and dining area is located on the first floor of the complex with large French windows leading out onto a private balcony with outstanding views over the bay.

On the second floor there are two bedrooms, the master bedroom with en-suite and panoramic sea views.

ACCOMMODATION

ENTRANCE
Communal stairs to first floor entrance.

HALLWAY
Doors to living area, bathroom, cupboard, stairs to second floor.

LIVING AREA
Open plan living area with modern fitted kitchen, sitting and dining area, patio doors out onto private terrace overlooking the bay.

BATHROOM
A well-presented family bathroom is located on the first floor.

MASTER BEDROOM
Located on the second floor of the apartment the master en-suite bedroom is located at the front of the property and boasts beautiful sea views.

BEDROOM 2
The twin bedroom is located to the rear of the property with views down on to the courtyard.

OUTSIDE
Private balcony overlooking the bay. Allocated parking for one vehicle.

SERVICES
Mains electricity, water. Private gas & sewerage.

LEASEHOLD
999years from 01 January 2006. Annual management charge payable. Holiday use only. (12 months)

LOCATION
Ocean Blue is located just a stone's throw from the beach at Treyarnon Bay, one of the most sought-after bays in North Cornwall. The renowned surfing beach offers an interesting blend of sandy beach, rock pools, caves and gullies to explore and a natural swimming pool on the Northern side, plus stunning coastal walks in this area of natural beauty. Perfectly situated amidst the popular bays of Harlyn, Mother Ivey's, Constantine and Porthcothan, with the harbour town of Padstow within 5 miles and the award winning Trevose Golf Club just a mile away.

MATERIAL INFORMATION
Superfast broadband available. No mobile phone reception. Allocated parking for one vehicle. Not for permanent residential use, holiday use only. Mortgage products may be limited. Surface water; the chance of flooding is low. The chance of flooding between 2040 and 2060 is medium. Rivers & the sea; the chance of flooding is very low. The chance of flooding between 2036 and 2069 is very low.

DISCLOSURE
In accordance with the Estate Agents Act of 1979 and subsequent Order of 1991 (Undesirable Practices) (No.2), Cornwall Estates (Padstow) Limited provide disclosure of a personal interest relating to the property.

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