

## 11 Spinnakers, Pentire Avenue, Newquay, Cornwall TR7 1TT



**3 BEDROOMS | SOUTH FACING BALCONY | Well-presented first floor 3 bedroom apartment in Pentire with South facing balcony, allocated parking space and some sea views all within close walking distance to Pentire Headland and Fistral Beach.**

- Large master bedroom with en-suite
- Southerly aspect balcony
- Lift to all floors
- Vacant possession - no onward chain
- 2 further bedrooms one with en-suite
- uPVC double glazing and gas central heating
- Total floor area approx. 1245 sq ft
- Open plan lounge/kitchen/diner
- Allocated parking space
- Close to Fistral Beach & Pentire Headland

**Reduced To £375,000 Leasehold**

11 Spinnakers is situated in the very desirable Pentire Peninsular, within easy walking distance of Pentire Headland and Fistral beach. With an open plan living area, 3 good sized bedrooms, 2 en-suite shower rooms and a separate family bathroom, this apartment offers itself as an ideal family home or holiday let.

Communal entrance hallway with lift and staircase to first floor.

Private apartment entrance to the:

**HALLWAY ENTRANCE**

Radiator. Double door storage cupboard housing the fuse board. Telephone point. Door intercom system. Access to all rooms.

**OPEN PLAN LOUNGE/KITCHEN/DINER**

Kitchen area with high gloss grey floor and wall mounted kitchen units under a granite effect worktop incorporating a single drainer stainless steel sink, five burner gas hob with stainless steel extractor canopy over and an integral eye level Neff double oven. Integral dishwasher. Kitchen island with stool recess under. Space for upright fridge/freezer. 2 side aspect windows with views over Pentire Headland and towards the North Cornish Coast. Cupboard housing the Worcester gas combination boiler providing the central heating and hot water throughout.

Lounge section with full height doors opening onto the South facing balcony with views over Pentire Headland.

**MASTER BEDROOM WITH EN-SUITE**

Front aspect window. Over-bed lighting. Radiator. Door leading to the:

**EN-SUITE SHOWER ROOM**

Shower cubicle with curved glazed sliding shower doors and shower off mains. Low level WC. Bidet. Pedestal basin with hot and cold mixer tap over. Wall mounted heated towel rail.

**BEDROOM 2**

Side aspect double opening doors with views over the sea and Pentire Headland. Radiator. Door to the:

**EN-SUITE BATHROOM**

White suite comprising full length side panel bath with hand held shower attachment, low level WC, pedestal basin with H&C tap over. Wall mounted heated towel rail

**BEDROOM 3**

Front aspect window. Radiator.

**FAMILY BATHROOM**

White bathroom suite comprising full length side panel bath with wall mounted shower off mains over. Low level WC. Pedestal basin with H&C tap over.

**TENURE**

Leasehold. 999 year lease. The residents jointly each own a share of the Freehold so there is no ground rent. Service Charge amount for the period 1st April 204 - 31st March 2025 - £2432.00.

**AGENTS NOTES**

The apartment is available unfurnished or furnished by separate negotiation.

**PETS**

Pets are permitted at Spinnakers, although pets are kept only with the permission of the management company and such permission can be withdrawn in the event of nuisance.

**LETTING**

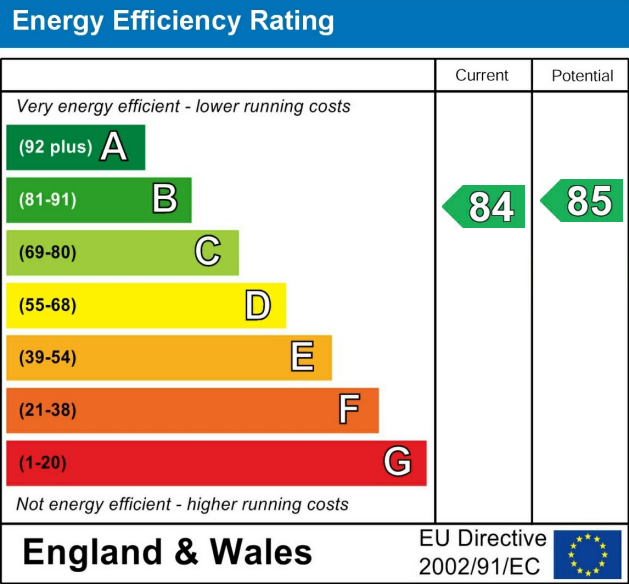
There are no restrictions on letting. Holiday letting and permanent letting are both permitted at Spinnakers.

**SERVICES**

All mains

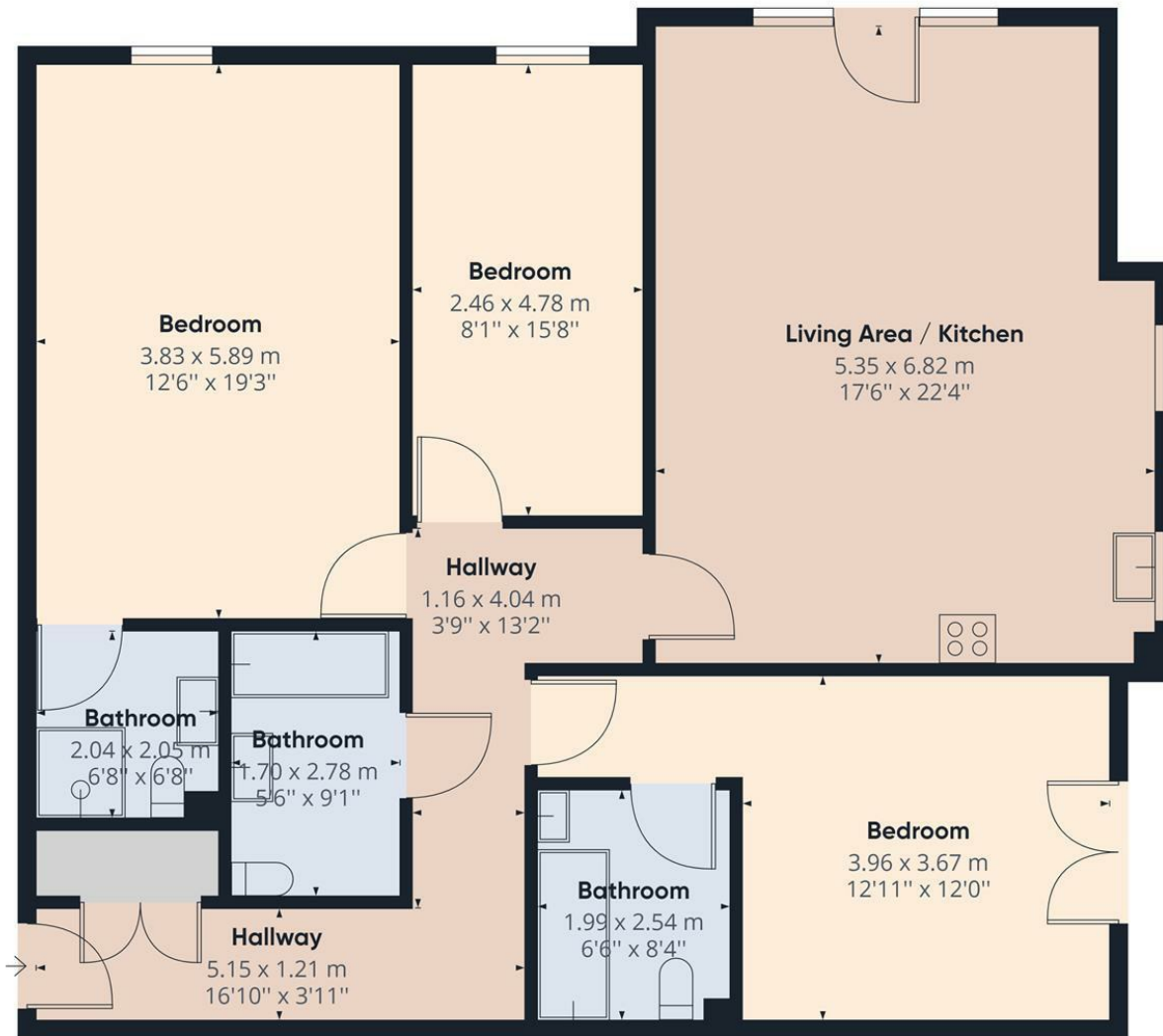
**COUNCIL TAX**

Band D









Approximate total area<sup>(1)</sup>

115.62 m<sup>2</sup>  
1244.51 ft<sup>2</sup>

(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

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