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

**£267,500**

A SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH A LARGER THAN AVERAGE SUN TERRACE AND ALLOCATED PARKING, LOCATED JUST A FEW MINUTES WALK TO FISTRAL BEACH AND THE RIVER GANNEL OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** Apartment

**RECEPTIONS:** 1 / **BEDROOMS:** 2 / **BATHROOMS:** 2

### FEATURES:

- TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT
- ALLOCATED PARKING PLUS FOUR VISITOR SPACES
- LARGER THAN AVERAGE SUN TERRACE
- MAIN BEDROOM EN SUITE
- HIGHLY DESIRABLE LOCATION BETWEEN FISTRAL BEACH AND THE RIVER GANNEL
- NO ONWARD CHAIN

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## DESCRIPTION:

Nestled in one of Newquay's most sought-after locations—perfectly positioned between the tranquil River Gannel and the iconic Fistral Beach—this stunning two-bedroom ground-floor apartment at Tre Lowen offers a rare opportunity to own a coastal retreat or a stylish permanent residence.

Fistral Beach, world-renowned for its surf and vibrant atmosphere, hosts numerous surf events throughout the year and is a favourite destination for both families and surfers. The beach boasts excellent amenities, including surf hire, Rick Stein's café, The Beach Bar, The Fish House, and a variety of independent shops. Lifeguard cover is provided from the end of March to the beginning of November, and dogs are welcome year-round. The nearby River Gannel is equally captivating; a haven for watersports enthusiasts at high tide and a serene, scenic spot for leisurely walks when the tide recedes.

Number One Tre Lowen is well located within the development with much a larger than average sun terrace and allocated parking. Situated on the ground floor, the apartment is accessed via a neat and welcoming communal entrance or via the patio doors at the front.

The accommodation is well presented, light-filled, and tastefully decorated in a modern, contemporary style. It's offered with no onward chain and ready to move into with the added bonus of a large sun terrace off the living area, perfect for enjoying a morning coffee in the sunshine.

Inside, an L-shaped hallway with an intercom entry system and a handy storage cupboard leads through to the open-plan kitchen, dining, and living area, complete with high-quality wood-effect flooring. This spacious, dual-aspect room provides an ideal social hub, offering plenty of space for both lounge and dining furniture, and opens onto a sheltered sun terrace that catches the morning sun—an inviting spot to relax with a coffee and watch the world go by.

Practically, the kitchen features a stylish range of modern, white shaker-style units and comes fully equipped with integrated appliances, including a fridge freezer, washing machine, dishwasher, electric oven, and gas hob.

Both bedrooms are comfortable doubles with ample built-in storage. The main bedroom boasts a generous en-suite, with modern tiling, featuring a double shower. The main bathroom is also spacious, fitted with a contemporary 'P'-shaped bath and overhead shower.

Throughout, the property has been finished to a high standard, complemented by gas central heating powered by a combination boiler housed in the living room.

Externally, the apartment benefits from allocated parking for one car, within the car park are four additional visitor spaces and a bin store. The sun terrace is large enough for a shed/surfstore to be added.

In summary, this spacious apartment occupies one of Newquay's most desirable locations, just a short stroll from Fistral Beach and the River Gannel. It would make an exceptional second home or full-time residence and is offered for sale with no onward chain.

### Charges:

Service Charge: £1188.00 per year  
Ground Rent: £194.50 per year  
Insurance paid Separately £411.00 per year

Lease: 999 years, new in 2011.  
Pets are permitted.

Hallway L-shaped  
3.71m x 3.05m (12'2" x 10'0")

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Lounge Diner  
8.08m x 5.41m (26'6 x 17'9)

Kitchen  
2.79m x 2.01m (9'2 x 6'7)

Bedroom  
3.81m x 3.20m (12'6 x 10'6)

En Suite  
1.52m x 1.35m (5'0 x 4'5)

Bedroom 2  
2.97m x 2.84m (9'9 x 9'4)

Bathroom  
2.18m x 1.88m (7'2 x 6'2)

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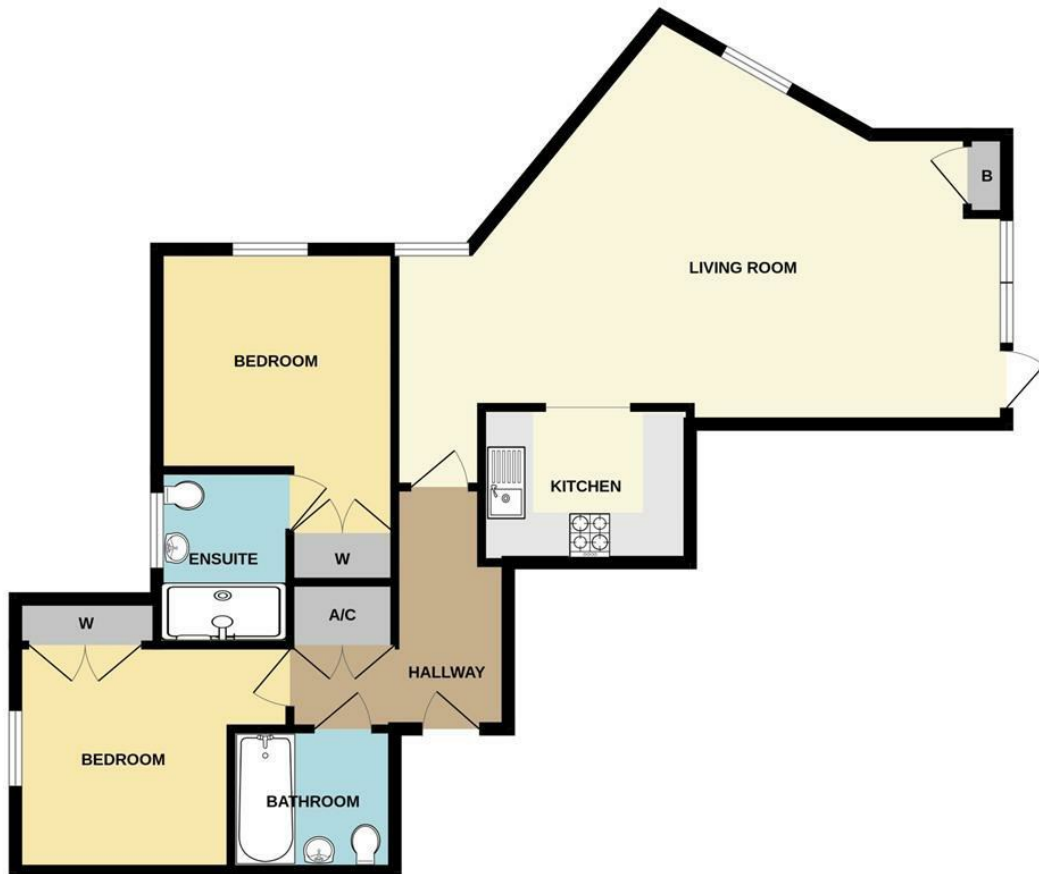
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**FLOORPLAN:**

GROUND FLOOR  
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                    | Current                 | Potential |
|---------------------------------------------|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) <b>A</b> | <b>81</b>               | <b>81</b> |
|                                             | (81-91) <b>B</b>   |                         |           |
|                                             | (69-80) <b>C</b>   |                         |           |
|                                             | (55-68) <b>D</b>   |                         |           |
|                                             | (39-54) <b>E</b>   |                         |           |
|                                             | (21-38) <b>F</b>   |                         |           |
|                                             | (1-20) <b>G</b>    |                         |           |
| Not energy efficient - higher running costs |                    |                         |           |
| England & Wales                             |                    | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                    | Current                 | Potential |
|-----------------------------------------------------------------|--------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b> |                         |           |
|                                                                 | (81-91) <b>B</b>   |                         |           |
|                                                                 | (69-80) <b>C</b>   |                         |           |
|                                                                 | (55-68) <b>D</b>   |                         |           |
|                                                                 | (39-54) <b>E</b>   |                         |           |
|                                                                 | (21-38) <b>F</b>   |                         |           |
|                                                                 | (1-20) <b>G</b>    |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                    |                         |           |
| England & Wales                                                 |                    | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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