



3 The Vista, 10 Pentire Road, Newquay, TR7 1NX

david ball
Agencies

Nestled within an exclusive gated development in the sought-after coastal area of Pentire, this beautifully presented first-floor two-bedroom apartment offers a rare opportunity to enjoy luxury coastal living. Boasting stunning panoramic sea views stretching from Newquay Golf Course across to the iconic Towan Headland and the Atlantic Ocean beyond, the property provides a truly impressive outlook.

Finished with careful attention to detail throughout, the apartment combines stylish accommodation with an enviable location close to Fistral Beach and the amenities of Newquay. Offered with the benefit of no onward chain, this exceptional home would make an ideal permanent residence, second home or holiday retreat.

Asking Price £399,950 Leasehold - Share of Freehold

Key Features

- Beautifully presented with high quality fittings
- Large open plan living area
- Lift access
- Private balcony enjoying the stunning views
- Ideal holiday home
- Master bedroom with en suite shower room
- Allocated parking space
- Gas heating throughout and under floor heating in living area.





LOCATION

Situated in the highly desirable coastal area of Pentire, this property enjoys a stunning location surrounded by beautiful scenery, coastal walks and the world-famous Fistral Beach. Perfect for those who enjoy an outdoor lifestyle, Pentire offers an idyllic setting with opportunities for surfing, water sports, or simply relaxing and taking in the spectacular Cornish coastline.

The property is within walking distance of Newquay town centre, offering a wide range of shops, restaurants, cafés and bars, while still providing a peaceful coastal retreat away from the hustle and bustle. Newquay Airport is approximately 6-7 miles away, providing convenient access for both holidaymakers and residents. Combining breathtaking surroundings, beachside living and easy access to local amenities, Pentire represents one of Cornwall's most sought-after coastal locations.

THE PROPERTY

This superbly presented apartment offers an ideal holiday home in one of Newquay's most sought-after coastal locations, enjoying views towards Fistral Beach. Accessed via a spacious entrance hallway with tiled flooring and underfloor heating, the property opens into a bright and contemporary open-plan living area. Full-height double-glazed windows and a door lead onto the front balcony, creating a wonderful space to relax while taking in the coastal outlook. The living area benefits from underfloor heating and tiled flooring throughout.

The stylish kitchen/dining area is fitted with attractive wood-grain units complemented by granite worktops and a breakfast bar. Integrated appliances include a six-burner range-style cooker with extractor hood, microwave, fridge, freezer and dishwasher, while double-glazed windows to the front and side provide plenty of natural light.

The accommodation comprises two generous double bedrooms. The principal bedroom benefits from a modern en-suite shower room featuring fully tiled walls and flooring, a walk-in shower, concealed Duravit WC, wash hand basin, chrome heated towel rail, illuminated vanity mirror and extractor fan. The second double bedroom is served by a luxurious family bathroom, also fully tiled and fitted with a bath, concealed Duravit WC, bidet, wash hand basin, chrome heated towel rail, illuminated vanity mirror and extractor fan.

Further benefits include gas central heating with underfloor heating throughout the hallway and living area, an allocated parking space accessed via secure electric keypad gates, and a secure front entrance. Combining quality finishes, spacious accommodation and an enviable location close to Fistral Beach, this property is perfectly suited as a holiday home, second home or investment opportunity.

EXTERIOR

Parking for one car through a key pad electric gate .Secure front door with intercom door release system. Visitor parking.

LEASEHOLD INFORMATION

Share of Freehold
Service charge- £3250.00 per annum
Ground rent- Peppercorn
984 years remaining on the lease

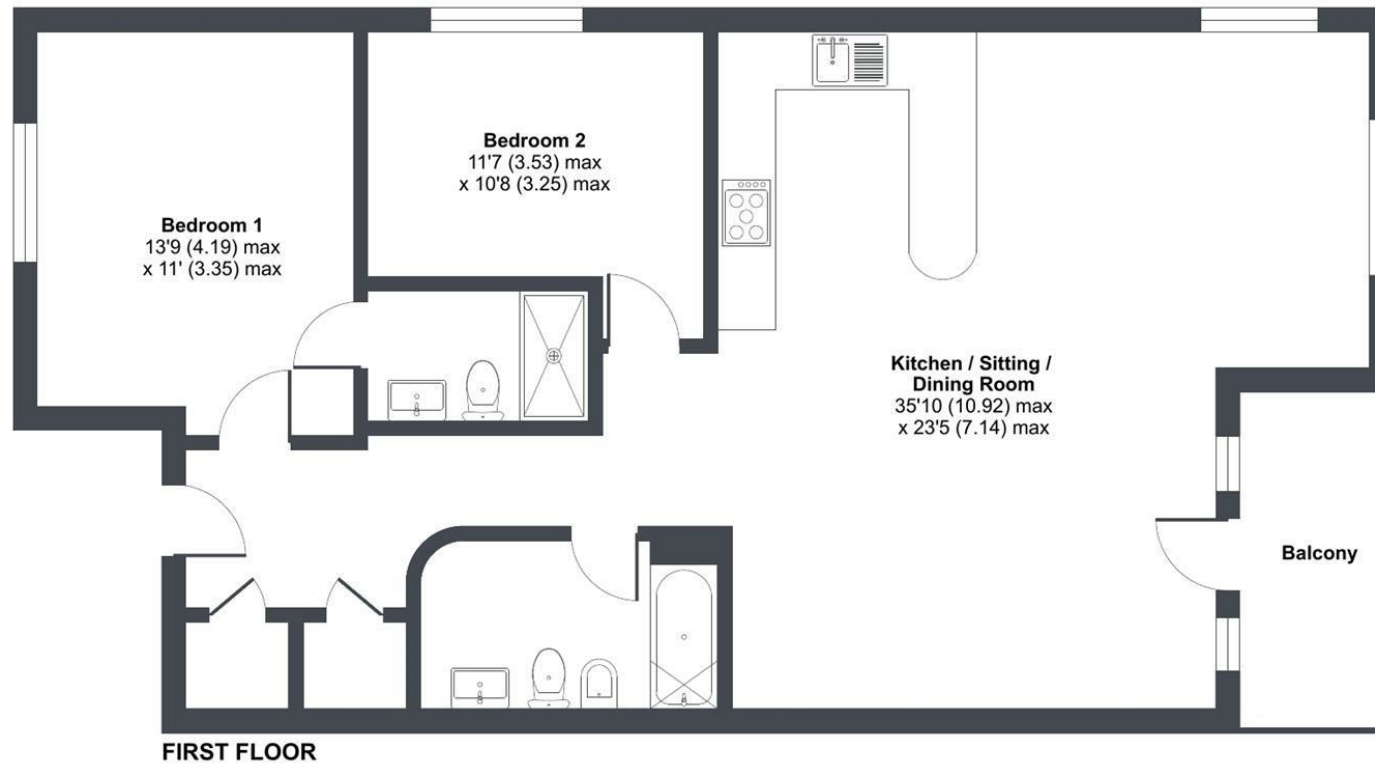
SERVICES

Mains electricity, gas, water and drainage can be found at the property, however, we have not verified any of the connections.

Pentire Road, Newquay, TR7

Approximate Area = 971 sq ft / 90.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for David Ball Agencies. REF: 1096608

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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