

## Apartment 29, Ocean Gate, Esplanade Road, Newquay, Cornwall, TR7 1PY



### **SEA VIEWS FROM THE APARTMENT AND PRIVATE TERRACE | 2 MINUTES STROLL FROM FISTRAL BEACH | Unique 3 bedroom, 3 bathroom ground floor apartment with sea views from the large open plan living area and 500sqft terrace.**

- High specification and immaculately presented throughout
- Spacious rooms throughout all with fitted wardrobes
- Designated parking space & Private store room
- Stunning Beach, Sea and Golf Course views
- Underfloor gas c/h and double glazing with a new bi-opening door to the terrace
- Private "sole use" entrance door
- Highly Individual and interesting circular design
- 500sqft PRIVATE enclosed patio with Sea Views and storage

**Reduced To £525,000 Leasehold**

Located on the doorstep of Fistral Beach and just 2 minutes walk to the River Gannel, this apartment offers 2 contrasting experiences, it's great for all the family. Fistral Beach offers world class surfing waves with the Fistral complex offering surf hire and the very popular Beach Bar. The Gannel is idyllic and tranquil ideal for an evening BBQ, kayak or paddle board with all the family. Newquay town centre and local amenities are all within easy reach.

This apartment is highly individual and is suited to full time residential equally to a fantastic holiday home or let. From a private generous front terrace, you enter into the open plan lounge/kitchen/diner. A light washed engineered oak flooring throughout provides beachside feel with views over the terrace and out to sea. This unique space provides ample room for a designated lounge and dining area and the current owners enhanced the open plan nature by adding a bi-opening door unit from the lounge to the terrace.

The apartment has 3 double bedrooms all with fitted wardrobes with 2 en-suites and a family bathroom. All the bathrooms are finished to a very high standard with floor to ceiling tiles, large integrated mirrors, concealed cistern WC's and wall mounted basins.

The apartment is presented in fantastic condition and is a must see for anyone who is looking for a 'bare foot' stroll to one of the UK's favorite beaches!

**LIVING ROOM**

35'11 x 20'6 (10.95m x 6.25m )

**INNER HALL**

9'1 x 7'3 (2.77m x 2.21m )

**MASTER BEDROOM**

20'3 x 16'2 (6.17m x 4.93m)

**EN-SUITE**

10'10 x 6'5 (3.30m x 1.96m)

**BEDROOM 2**

21'5 x 9'2 (6.53m x 2.79m)

**EN-SUITE SHOWER ROOM**

9'4 x 7' (2.84m x 2.13m)

**BEDROOM NO.3**

20'7 x 12'3 (6.27m x 3.73m)

**BATHROOM**

9'4 x 6'5 (2.84m x 1.96m)

**THE SUNSET PATIO - 539 SQ FT (50 SQM)**

**OUTSIDE & COMMUNAL**

Single designated car parking space a short walk from the front door with three shared visitor spaces nearby (first come, first served). Private lockable store room (not cage) in lower ground floor car park suitable for bikes/boards or general storage

**TENURE**

Leasehold. 999 Year lease from 24/6/2011. The annual service charge payment for this apartment is set at £3169.29 (Jan-Dec 2026) and the ground rent is £350 per annum. The capital sinking fund is invoiced separately annually based on projected communal expenditure. Pets are permitted in the block, with the written approval of the management company. Holiday letting is permitted by the management company and a large majority of the flats in the block are holiday lets, the lease wording however should be checked with your solicitor if you are buying as a business. A copy of the lease is available and the current owners also hold a side letter granting express permission for holiday letting from the management company.

**COUNCIL TAX**

Band E

**SERVICES**

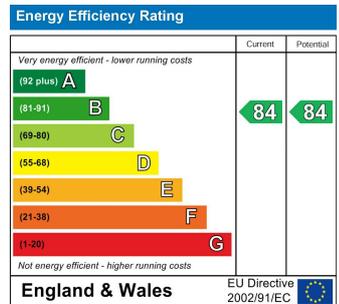
All mains

**MOBILE & BROADBAND COVERAGE**

Superfast: up to 80 Mbs

Mobile Signal: Limited

(Source: OFCOM)







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

129.4 m<sup>2</sup>  
1395 ft<sup>2</sup>

**Balconies and terraces**

40.4 m<sup>2</sup>  
435 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# Start & co

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