

## 59 Bezant Place, Newquay, Cornwall TR7 1SJ



**300 YARDS FROM FISTRAL BEACH | Ground floor 2 double bedroom apartment located in Pentire just moments walk from Fistral Beach and River Gannel, with parking and shared patio. The property is presented in stunning condition and is available as a turn key investment, fully furnished if required.**

- Recently refurbished ground floor 2 bedroom apartment
- Popular Pentire location just 300 Yards from Fistral Beach
- Gas C/H with recent warranted boiler and safety certificate
- Open plan lounge/kitchen/diner with recently fitted kitchen and appliances
- Rare apartment in this popular duchy development
- No Chain & sold as a turn key investment. Fully furnished!

**Price £285,000 Leasehold**

Bezant Place is a well regarded Duchy estate located on the desirable Pentire peninsular, popular due to its proximity to Fistral beach, the Gannel Estuary and Pentire Headland. A short walk to the town centre, this ground floor apartment with views over Fistral beach and allocated off-street parking would make an ideal home for first time buyers, or equally an investment property with proven rental income and available as a turn key investment.

From the front, the apartment has an enclosed shared patio with the other 2 apartments in the block which is fairly private and enjoys most of the days sun. The communal areas are presented in stunning condition modernised with tiled floors, glass balustrades and decorative artwork.

Walking into the apartment a hallway provides access to all rooms. The open plan lounge/kitchen/diner is a nice bright space thanks to it's dual aspect nature, with the kitchen being fully modernised with a handleless kitchen housing all of the expected white goods including a slimline dishwasher.

Both bedrooms have ample room to accommodate double beds with wardrobe storage with the larger currently set as a spacious twin room. The bathroom again has been fully renovated with floor to ceiling tiles throughout and large inset mirror. The concealed cistern toilet and wall mounted basin adds a quality, contemporary feel and the large shower unit being very practical.

**TENURE**

Leasehold. The property is held on a 999 Year lease from 1st September 2001 with a peppercorn ground rent and an ad-hoc service charge arrangement between the three owners. Communal expenses are split between the three apartment owners.

The freehold of the block is owned by the BEZANT MANAGEMENT COMPANY LTD with each apartment owner holding an equal share in the ownership of the freeholder company.


We are informed by the seller that the lease does not prohibit letting so the property can be used as a permanent residence, a holiday let, a second home or a permanent letting investment. Domestic pets are permitted in this block.

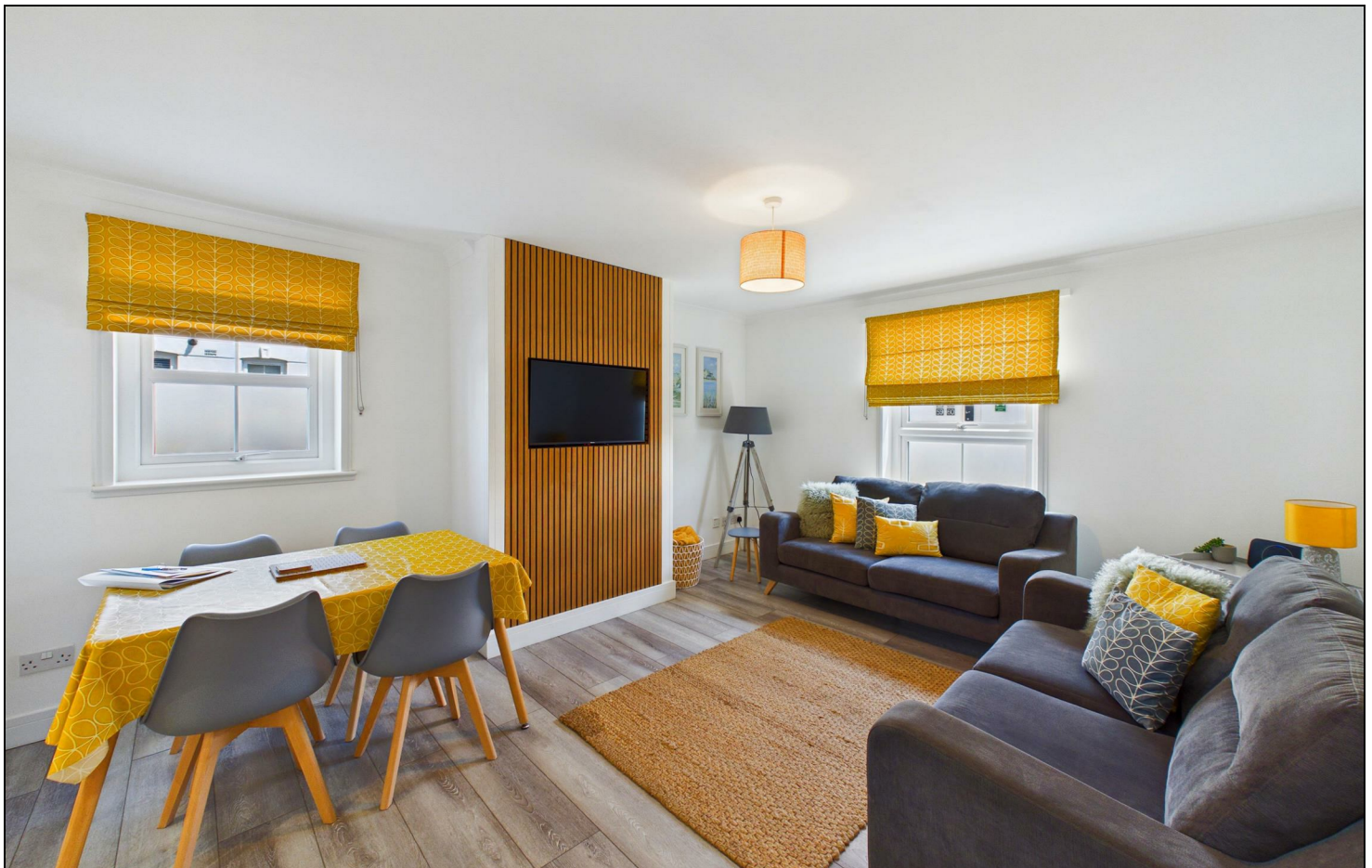
**SERVICES**

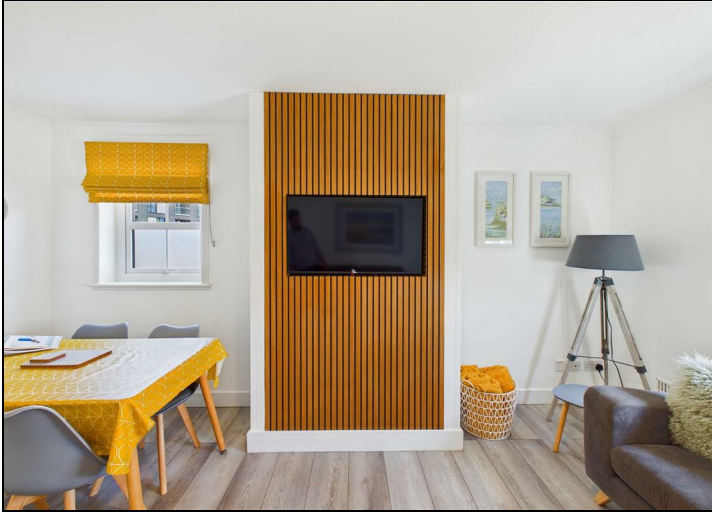
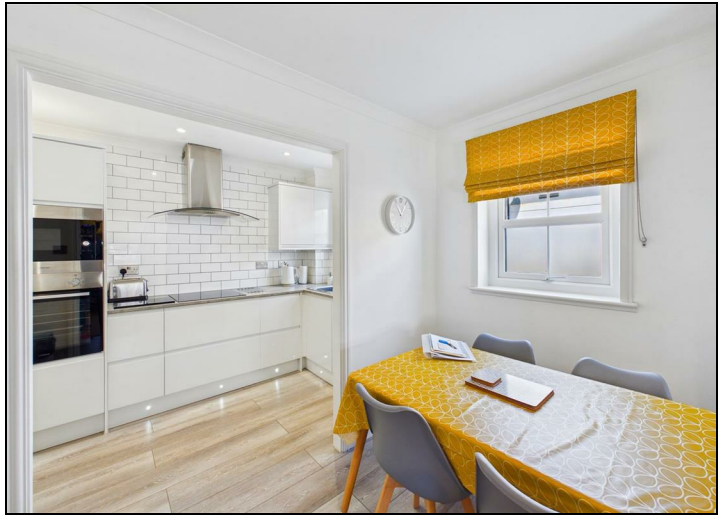
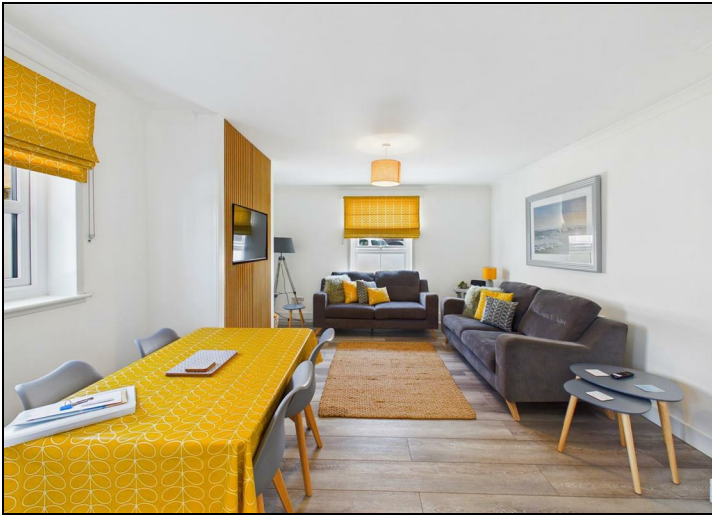
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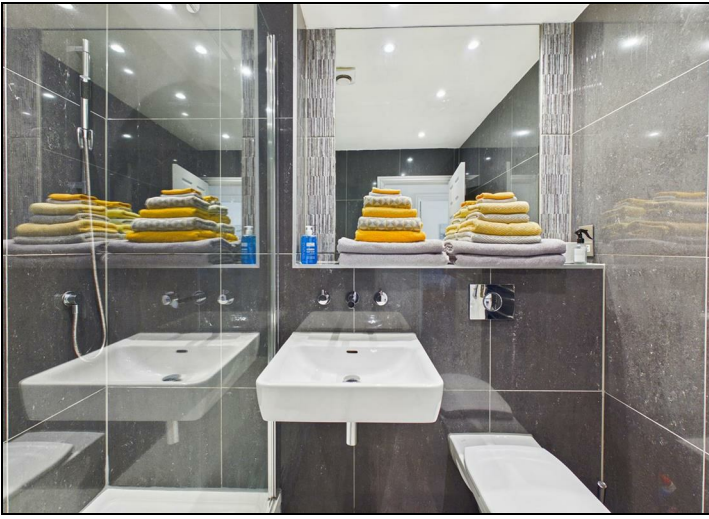
**COUNCIL TAX**

Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	







Approximate total area<sup>(1)</sup>  
54.8 m<sup>2</sup>  
591 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

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