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10 Pentire Heights Pentire Avenue, Newquay TR7 1TH

£215,000

A EXCEPTIONALLY SPACIOUS SECOND FLOOR ONE BEDROOM COASTAL APARTMENT WITH A GORGEOUS VIEW ACROSS THE GOLF COURSE OF FISTRAL BEACH AND THE COASTLINE BEYOND. THIS APARTMENT IS MODERN AND ROOMY, JUST A SHORT WALK TO FISTRAL BEACH, CRANTOCK BEACH AND THE RIVER GANNEL THERE'S A NEAT, WELL CARED FOR COMMUNAL GARDEN AND ALLOCATED PARKING

PROPERTY TYPE: Apartment - Purpose Built

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

FEATURES:

- PARTICULARLY SPACIOUS SECOND FLOOR ONE BEDROOM APARTMENT
- EXCEPTIONAL VIEWS OF FISTRAL BEACH ACROSS THE GOLF COURSE
- WELL MAINTAINED COMMUNAL GARDENS
- ALLOCATED PARKING AND VISITOR SPACES
- JUST A FEW MINUTES WALK TO FISTRAL BEACH AND THE RIVER GANNEL
- NO ONWARD CHAIN
- DIRECT ACCESS TO FISTRAL BEACH VIA A PATH FROM PENTIRE HEIGHTS
- FURNITURE AVAILABLE BY SEPARATE NEGOTIATION
- EPC AND FLOOR PLAN TO FOLLOW

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DESCRIPTION:

Welcome to Number Ten, Pentire Heights — a beautifully positioned second-floor apartment that blends contemporary comfort with a relaxed coastal atmosphere. At Pentire Heights, there's 22 apartments and each own a share of the freehold.

Set on the highly sought-after Pentire Peninsula, this home enjoys one of Newquay's most desirable locations. Just minutes away lies the tranquil beauty of the River Gannel — a haven for watersports at high tide and a peaceful retreat for scenic walks when the tide is out. A short distance in the other direction brings you to the iconic Fistral Beach, world-renowned for its surfing and a regular host of major events, including Boardmasters. Whether you're an experienced surfer or keen to learn, it's a true playground for ocean lovers.

Newquay town centre is within easy walking distance, offering a vibrant mix of cafés, restaurants, bars, and shops. The highly regarded Newquay Golf Club, overlooking Fistral Beach, is also close by. Dining options are plentiful, including the award-winning Fish House and The Stable, both enjoying stunning coastal settings. The famous Headland Hotel is just a ten-minute walk away and features the luxurious Aqua Club with six pools and a newly opened restaurant.

This generously sized one-bedroom apartment offers versatile living, ideal as a permanent residence, weekend escape, or investment opportunity. It appeals to a wide range of buyers, from first-time purchasers to those seeking a coastal retreat or rental property.

Inside, a welcoming hallway with an intercom system leads into bright and airy living spaces. The living room boasts far-reaching views across the golf course and Fistral Beach — perfect for checking the surf before heading out. The kitchen/diner is filled with natural light from large windows framing stunning coastal views. It is well-equipped with light wood-effect cabinetry, an integrated washing machine, dishwasher, double oven, gas hob, and fridge freezer, providing an excellent space for cooking, dining, and entertaining.

The bedroom is exceptionally spacious and well-presented, while the family bathroom is finished to a high standard, featuring both a bath and a separate shower.

Additional features include UPVC double glazing, gas central heating via a combination boiler, and fresh, neutral décor complemented by practical laminate flooring throughout.

Externally, residents can enjoy a well-maintained communal garden with breathtaking views over Fistral Beach. Beyond the garden lies the parking area, which includes one allocated space and two visitor spaces.

Number Ten, Pentire Heights offers a rare opportunity to embrace coastal living at its finest.

LEASE DETAILS:

SHARED FREEHOLD BETWEEN THE 22 APARTMENTS

LEASE LENGTH: 999 YEARS

LEASE START DATE: 1ST JANUARY 2003

SERVICE CHARGE: £1308.68 (INCLUDING GROUND RENT)

RESIDENTIAL LETTING: PERMITTED

HOLIDAY LETTING: PERMITTED

PETS: ALLOWED FOR LONG-TERM RESIDENTS (NOT PERMITTED FOR HOLIDAY GUESTS)

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Lounge
3.86m x 3.48m (12'8 x 11'5)

Kitchen
4.19m x 3.43m (13'9 x 11'3)

Bedroom
4.17m x 2.92m (13'8 x 9'7)

Bathroom
3.68m x 2.01m (12'1 x 6'7)

Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

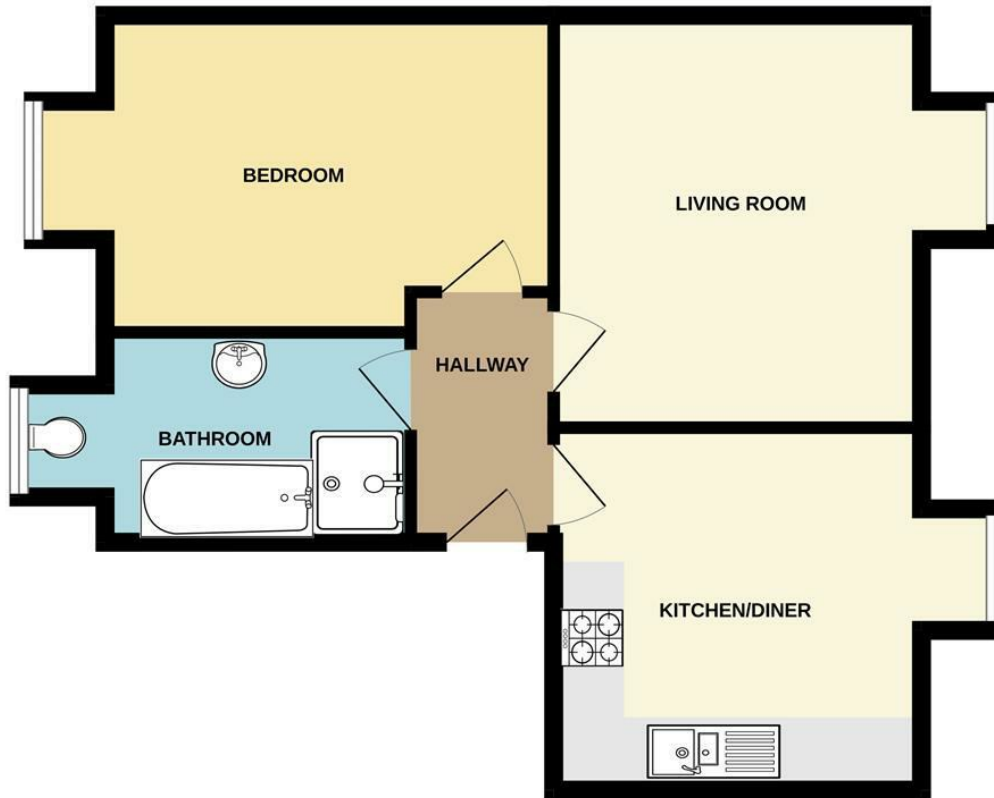
All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:

TOP FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 541 sq.ft. (50.3 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	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs		79	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ 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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