

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



SECOND FLOOR 2 BEDROOM APARTMENT WITH GAS CENTRAL HEATING, DOUBLE GLAZING, A PRIVATE BALCONY AND DESIGNATED PARKING A SHORT WALK FROM FISTRAL BEACH AND THE RIVER GANNEL

- Second Floor Apartment
- Ample cupboards for storage
- Pentire location, short walk to Beach & River
- Double Glazing
- Designated numbered parking spot
- Master en-suite bedroom
- Gas central heating
- VACANT POSSESSION - NO CHAIN
- Ideal home, buy-to-let or holiday rental

Price £275,000 Leasehold

This delightful 2 bedroom apartment is situated on the second floor of this popular and well maintained block on the Pentire peninsula. The apartment features 2 double bedrooms (both with wardrobes) and one with a shower en-suite. The lounge sits on the front of the building with plenty of light coming through the full height windows and door that lead onto a lovely elevated private balcony.

Located within 5 minutes walk of both Fistril Beach and the Gannel, offering 2 contrasting experiences, it's great for all the family. Fistril Beach offers world class surfing waves with the Fistril 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.

TENURE

Leasehold – The property is held on a 999 year lease from 2011. The service charge is currently set at £834.31 per annum with an annual ground rent of £194.50. Pets and holiday lets are permitted at the property.

SERVICES

All mains

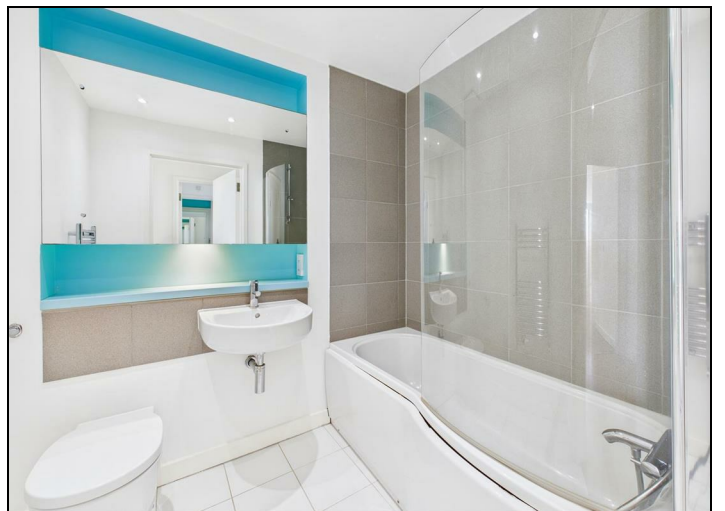
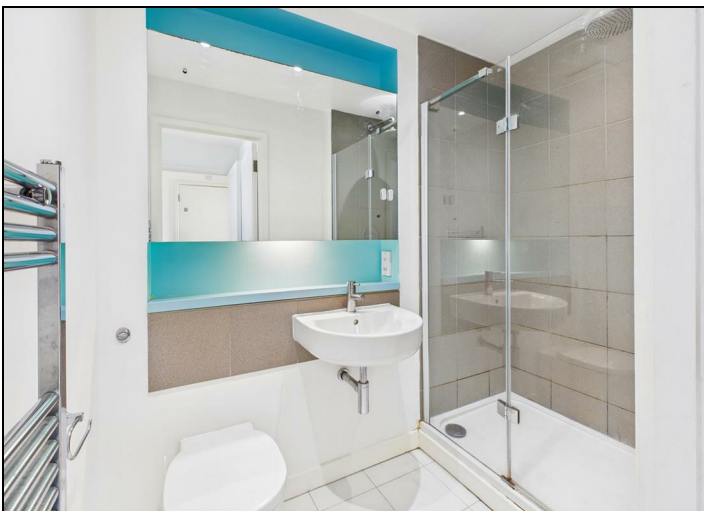
COUNCIL TAX
Band C

BROADBAND AND MOBILE COVERAGE AVAILABILITY

Fastest Available download speed: up to 80Mbps
Mobile coverage: Good
(Source: OFCOM)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	







Approximate total area⁽¹⁾

62.6 m²
672 ft²

Balconies and terraces

4.5 m²
48 ft²

(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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