

3 Bezant Place, Newquay, Cornwall TR7 1SJ



TOP FLOOR 2 BEDROOM APARTMENT IN PENTIRE LOCATED A SHORT WALK FROM FISTRAL BEACH AND THE RIVER GANNEL WITH PARKING AVAILABLE WITH VACANT POSSESSION AND NO CHAIN

- Top floor 2 bedroom apartment
- Double glazing replaced Nov 2022
- Popular estate close to the Beach
- Rare apartment in this popular development
- Popular Pentire location
- Gas C/H with recent warranted boiler and safety certificate
- VACANT POSSESSION – NO CHAIN
- Covered car port parking
- Open plan lounge with divided kitchen section
- 300 Yards from Fistral Beach

Reduced To £269,950 Leasehold

This delightful 2 bedroom apartment at Pentire sits on the top floor of this small block of just three apartments, located a short stroll from the World famous surfing beach, Fistral Beach. Parking is a short distance from the block, with covered car ports for each flat. The main entrance door provides access to a communal hall with a staircase to all floors. No.3 is the top flat with no upper neighbours and benefits from spacious 2 bedroom accommodation including a dual aspect lounge with a divided kitchen section, 2 double bedrooms and a bathroom. The property has been rented for a number of Years but is presented in good condition, having had new windows and a new gas boiler in recent Years. 3 Bezant Place represents a fine opportunity to acquire a residence in the extremely sought after area of Pentire on a lower budget and to be part of the prestigious and much liked Bezant Place development.

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 landlord electricity supply for the hallway electric and fire alarm etc is roughly £10 per month per apartment. The fire alarm is maintained and service with the annual costs split three ways. Insurance is approximately £368 per annum per apartment.

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. The company is currently run and managed (as Director and Secretary) by the

current owner of no.3.

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.

PHOTOS

Please note that the marketing photos used in these particulars were taken in 2020 prior to the current tenant taking occupation. The current tenant is due to vacate in mid January 2026, thereafter available with vacant possession.

SERVICES

All mains

COUNCIL TAX

Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	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	





