



Apartment 8, 4 Pentire Avenue, Newquay. **Guide £400,000**

A beautifully appointed 4 bedroom first floor apartment with very large rooms with 2 ensembles and family bathroom – large balcony with stunning sea views over Fistral Beach.

- Massive four bedroom apartment
- Large balcony with stunning sea views
- All furniture included
- Luxury bathrooms by Laufen
- Private gated parking
- Optional guaranteed income

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Apartment 8, Pentire, Newquay. TR7 1FB

This lovely apartment is located along the South Fistral peninsular – long favoured by those 'in the know' as being the best part of Newquay being within walking distance to Fistral but also well located for the quieter beaches at Crantock and Porth Joke South of the Peninsular but also within walking distance of town itself – it's the best of both worlds!..

This is a full residential title but ownership also includes an optional full-time personal concierge, free holiday use of other worldwide locations in the portfolio and all the expertise of rental market-leaders to fully manage and operate your home and there is a guaranteed rental return for 3 years – please ask for more details.

Situated on the Pentire peninsula within a mile from Newquay town centre, the world famous Fistral surfing beach is within 500 yards, the beautiful Gannel estuary and Crantock beach are within a half mile.

Chain free – viewings available 7 days!

The Accommodation

Communal entrance door with audio visual entry phone system opening into

Reception Area

House manager's desk, stairs and lift to upper floors, stairs & lift to **First floor landing**, door to shared hall, door to:

Personal entrance door opening into

Reception Hall 25'4 x 16'5 L shaped measurement.

Hall with engineered wood effect flooring, large walk in separate hot water cupboard, doors into 4 bedrooms, bathroom, and Sitting room.

Sitting room 23'3 x 10'5 open plan to kitchen/diner

A very light and airy room with lovely sea views to Fistral beach and Atlantic Ocean through double glazed windows, television point, wood effect flooring. Furniture included. Open plan into:

Kitchen & Dining room 14'6 x 14'6

A modern range of fitted high gloss black coloured fronted kitchen units comprising base units, larder cupboards, drawers with granite work surfaces with inset single stainless steel sink with rinse bowl and mixer tap over. Built-in AEG twin electric ovens. Built-in AEG microwave. Five ring gas hob with filter hood over. Extractor fan. Integrated dishwasher, double glazed windows to side.

Dining room - with lovely sea views - double glazed windows to and doors to front balcony with stunning sea views over Fistral, dining table and chairs for 8 people, wood effect flooring, Television and radio point.

Utility Room 6'10 x 5'5

Wall cupboards and base cupboards with roll top work surfaces over with single stainless steel sink and

drainer with mixer tap over. Indesit washer/dryer, extractor fan, window to front.

Bedroom One 22 x 16'2

A large master bedroom, carpeted, Juliet balcony, Door into

En-Suite Shower 10 x 6'9

Contemporary suite by Laufen comprising walk in oversized ceramic tiled shower cubicle with glazed screen. Vanity wash hand basin with electric light and shaver point over. Low level flush WC. Part ceramic tiled walls. Tiled floor. Double glazed window with obscured glass to side. Extractor fan, heated towel rail.

Bathroom 8'5 x 6'8

Cotemporary white suite by Laufen comprising panelled bath, low level flush WC and vanity wash hand basin with electric light and shaver point over. Extractor fan. Part ceramic tiled walls. Tiled floor, heated towel rail.

Bedroom Two 16'3 x 10'4

Good size room, carpeted, window to front, window to side. Door into:

En-Suite Shower 10'3 x 7'2

Contemporary suite by Laufen, tiled corner shower, vanity wash hand basin with electric light and shaver point over. Low level flush WC. Part tiled walls. Tiled floor. Extractor fan, heated towel rail.

Bedroom Three 16'3 x 10'11

Generous room, carpeted, window to front.

Bedroom 4 14'7 x 8'2

Double bunk room, side window, carpeted.

Balcony 18'4 x 7'4 plus side elevation

Superb sea facing balcony with sea views to the Atlantic ocean and towards Fistral headland Outside lighting – plenty of room for drinks or alfresco dining!

Parking

Private car park- private allocated parking space.

Apres surf outside shower – communal shower next to the beach huts.

Timber Style Beach Hut - Useful hut or storing surfboards and bicycles.

Access to the beach! – there is a gate from the rear car park leading to a path onto the beach.



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