



## Apartment 11, 4 Pentire Avenue, Newquay. **Guide £375,000**

A very generous and well-proportioned first floor apartment with 3 large bedrooms and two ensuite shower/wc's and a family bathroom – very large open living with super sea views to Fistral Beach.

- 21' foot balcony with stunning sea views!
- Contemporary fitted kitchen & AEG appliances
- Luxury bathrooms by Laufen
- Concierge service available
- Excellent second home or investment purchase
- Optional guaranteed income

**Tel: 01872 561642**

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# Apartment 11

## 4 Pentire Avenue

### TR7 1FB

There is a fantastic contemporary gloss finished fitted kitchen with all built in appliances included. Buyers are advised to book a viewing to fully appreciate the very generous size of accommodation on offer as well as the superb views towards Fistral headland and the Atlantic. A footpath provides access to the beach from the car park where there are lockable beach huts for beach gear and 'après surf' outside shower - ideal after a hard day on the beach! All equipment and furniture, blinds and curtains are included. Viewing is highly recommended!

This is a full residential title but ownership also includes an optional full-time personal concierge, free holiday use of other worldwide locations 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, the world famous Fistral surfing beach is within 500 yards, the beautiful Gannel estuary and Crantock beach are within a half mile.

#### 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:

#### Inner Hallway

Personal entrance door opening into

#### Reception Hall 16'6 x 11'11 L shaped measurement.

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

#### Sitting room & Dining Room 23'3 x 21'7 overall

A very light and airy room with lovely sea views to Fistral beach and Atlantic Ocean through double glazed doors opening out onto covered 21 foot balcony, television point, wood effect flooring. Furniture included.

**Dining room** - with lovely sea views - double glazed windows to rear, dining table and chairs for 6 people, wood effect flooring, Television and radio point, open plan into:

#### Kitchen 16'4 max x 10'5

A modern range of fitted high gloss grey 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. Pair of double glazed windows to side.

#### Utility Room 9'10 x 6'6

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

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

#### Bedroom One 19'1 x 10'4 max

A large master bedroom, carpeted, pair of double glazed windows to front. Door into

#### En-Suite Shower 8 x 7'5

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 tiled walls. Tiled floor. Double glazed window. Extractor fan, heated towel rail.

#### Bathroom 6'10 x 7'4

Contemporary white suite by Laufen - 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 13 x 19'1

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

#### En-Suite Shower 10'3 x 7'2

Contemporary suite by Laufen, tiled walk in oversize 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 14'11 x 10'11

Generous room, double glazed window to front.

#### Balcony 21'10 long

Superb sea facing balcony with sea views to the Atlantic ocean and towards Fistral headland and beyond - you can check the surf at Fistral from here! Outside lighting - ideal for drinks or alfresco dining!

#### Parking

From the side of the building there is a private gated drive leading to a private car park with one private allocated parking space.

**Après 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 to Pentire Crescent and onto the beach.



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Pure Cornwall has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Pure Cornwall advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.