

CORNWALL ESTATES

PADSTOW



# APARTMENT 7, PENTOWAN HOUSE, NEWQUAY, TR7 1HJ

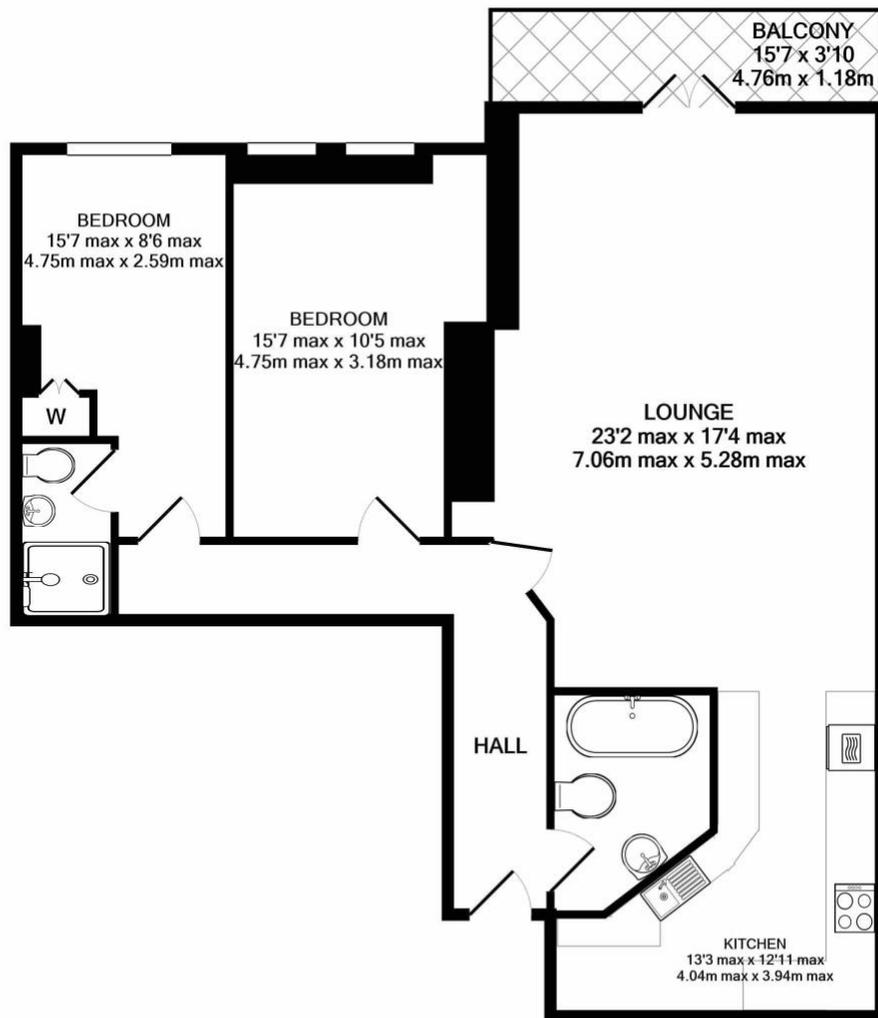
Spacious two bedroom, first floor apartment with breath-taking sea views and luxury accommodation in an exclusive walled headland development

**GUIDE PRICE £395,000**  
**LEASEHOLD**

- SPACIOUS APARTMENT
- HEADLAND POSITION
- PANORAMIC SEA VIEWS
- TWO BEDROOMS
- EN-SUITE SHOWER
- ALLOCATED PARKING
- OVERLOOKING TOWAN BEACH
- EXCELLENT ORDER



# FLOORPLAN & EPC



TOTAL APPROX. FLOOR AREA 895 SQ.FT. (83.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Performance Certificate



Apartment 7 Pentowan House, King Edward Crescent, NEWQUAY, TR7 1HJ

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 02 October 2019  
**Date of certificate:** 02 October 2019  
**Reference number:** 0228-5930-6290-4941-2990  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 90 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

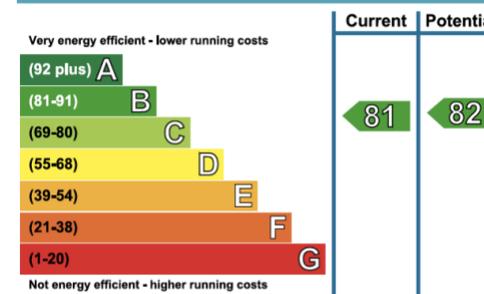
|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 1,266</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 93</b>    |

### Estimated energy costs of this home

|               | Current costs      | Potential costs    | Potential future savings |
|---------------|--------------------|--------------------|--------------------------|
| Lighting      | £ 330 over 3 years | £ 222 over 3 years |                          |
| Heating       | £ 654 over 3 years | £ 669 over 3 years |                          |
| Hot Water     | £ 282 over 3 years | £ 282 over 3 years |                          |
| <b>Totals</b> | <b>£ 1,266</b>     | <b>£ 1,173</b>     |                          |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.  
The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

| Recommended measures                        | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Low energy lighting for all fixed outlets | £30             | £ 96                         |

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

# THE PROPERTY

Pentowan House is a former gentleman's residence believed to date from circa 1880. An historic building designed by famous local architect Silvanus Trevail. Located in an elevated position, above the harbour, on the outskirts of the Western side of Newquay in King Edward Crescent, aptly named after the holidays enjoyed by Edward XIII and George XI in this very building. Within just moments of Fistral Beach, the setting takes in the south-easterly views over Towan Beach which extend for miles along the rugged North coastline to Watergate Bay.

The apartment is located on the first floor and enjoys a spacious feel with high ceilings throughout. The two bedrooms are each double size, with the master having en-suite shower room. Both rooms face the sea with tall windows and enjoy the far-reaching views. The sitting and dining room has double doors to the balcony which takes in the magnificent views and an arch leads to the contemporary fitted kitchen, newly fitted a few years ago, with a range of integrated appliances.

The building was converted into nine apartments in 2005, with apartment 7 being located within the new part of the building. Secure gated entry gives access to the walled parking area where there is one allocated space per property.

The headland position of this property with its far reaching, panoramic coastal views and convenient access to the town, beaches and South West Coastal path, make this an exciting opportunity suitable for both holiday and residential use.



# ACCOMMODATION

## ENTRANCE

Front entrance door to communal lobby, with stairs leading to the first floor, door to;

## HALL

Radiator, three ceiling lights, door to;

## BATHROOM

Panelled bath with shower over, heated towel rail, tiled walls & flooring, fitted wash hand basin, low level WC, access to loft space, ceiling light.

## LIVING & DINING ROOM

High ceilings, two double glazed doors overlooking Towan Beach with far reaching views out to sea. Electric flame effect fire, ceiling light, radiator, television point, arch to;

## KITCHEN

A range of base & wall units incorporating Neff induction hob with stainless steel extractor over, single bowl sink unit, built in dishwasher, built in Neff oven, built in fridge and freezer. Tiled flooring, double glazed window to the front, ceiling spotlights.

## BEDROOM ONE

Tall double glazed window with sea views, built in wardrobe, door to;

## EN-SUITE

Shower enclosure, pedestal wash hand basin, low level WC, radiator, tiled walls & flooring, ceiling light, recess spotlight, access to loft space.

## BEDROOM TWO

Tall double glazed window with sea views, ceiling light.

## OUTSIDE

Communal lawned gardens at the front of the property.

## PARKING

Allocated parking for one car. Secure gated entry.

## LEASE

999years commencing 2006. Service charge payable £2640 per annum. One/ninth freehold share.







### IMPORTANT NOTICE

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# LOCATION

Situated on the Western side of Newquay, one of Cornwall's most popular holiday resorts, Pentowan House is on the well-respected King Edward Crescent, just a short walk of Fistral beach. The town offers a comprehensive range of shopping facilities together with plenty of fashionable bars, clubs and restaurants, plus leisure and local facilities including primary and secondary schools. The branch line railway station provides travel links to London and Newquay Cornwall Airport is just seven miles distant.

|                      |            |
|----------------------|------------|
| <b>Beach</b>         | 0.25 miles |
| <b>School</b>        | 0.5 miles  |
| <b>Supermarket</b>   | 0.25 miles |
| <b>Train station</b> | 0.5 miles  |
| <b>Airport</b>       | 7 miles    |
| <b>Hospital</b>      | 0.5 miles  |
| <b>Padstow</b>       | 15 miles   |
| <b>Truro</b>         | 15 miles   |
| <b>Plymouth</b>      | 50 miles   |



## CONTACT US

01841 550999

[sales@cornwallestates.co.uk](mailto:sales@cornwallestates.co.uk)

[www.cornwallestates.co.uk](http://www.cornwallestates.co.uk)

5 Broad Street, Padstow, PL28 8BS