

TIDELINES

2 PENTIRE AVENUE, NEWQUAY, CORNWALL







LILICRAP CHILCOTT
THE CORNWALL ESTATE AGENT

APARTMENTS 1-8, TIDELINES

2 PENTIRE AVENUE, NEWQUAY, CORNWALL

Ready for immediate occupation.

Just 8 exquisite, highly specified, large 2 bedroomed, 2 bathroomed brand new luxury apartments with private balconies and secure underground parking in a prominent position on Pentire Avenue overlooking Fistral Bay and the surrounding coastline. Apartments of the highest order that will not fail to satisfy even the most discerning of buyers. Completed and ready for immediate occupation.

DESCRIPTION

Tidelines is a collection of luxury coastal properties comprising 8 two bedroom apartments and 1 three bedroom penthouse overlooking Fistral Beach, only a short stroll for the Atlantic Ocean, with a large number of coastal walks, beaches and opportunities for water sports just moments from the front door.

Each luxury apartment has a secure underground parking spot, quality contemporary kitchens, underfloor gas heating, wide plank oak flooring plus surf store and access wash down area.

The accommodation of each apartment has clearly been thought out, boasting a beautiful open-plan kitchen/dining/living room. The kitchen in particular has quality handleless

kitchen cabinets, marble effect worktops, boiling water tap, integrated fridge freezer and dishwasher plus wine cooler.

The apartments work well as either a main home or holiday home with utilities and storage cupboard, good size living accommodation and large balconies with frameless glass balustrades and high quality composite decking.

Apartments of this quality and size in such a prominent seaside location are scarcely available and a viewing is wholeheartedly recommended by the vendors sole agents.

Viewing strictly by appointment through the vendor's Sole Agent:

Lillicrap Chilcott

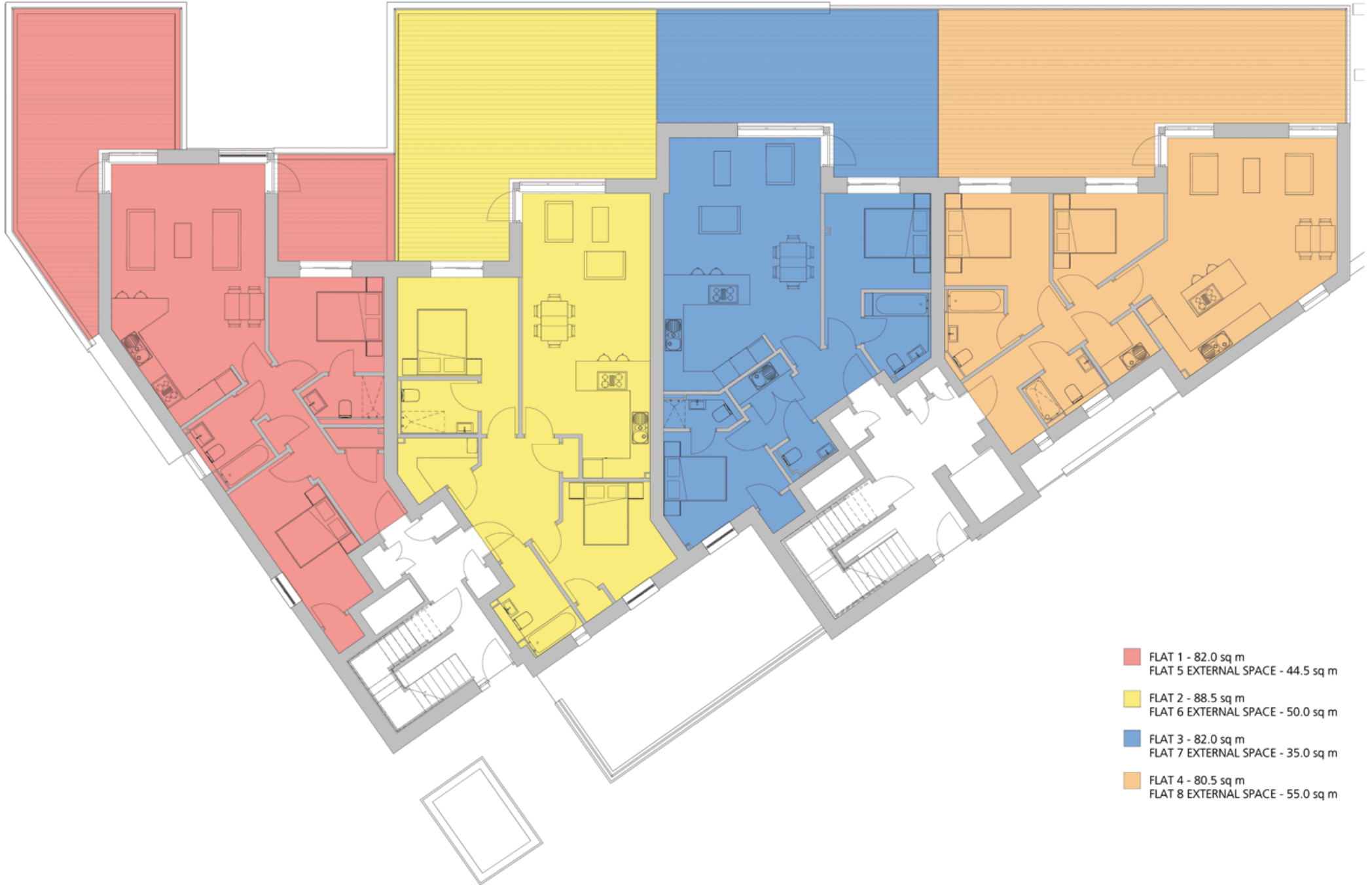
Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

Tel: 01872 273473 **Fax:** 01872 273474

Email: sales@lillicrapchilcott.com

www.lillicrapchilcott.com

GROUND FLOOR



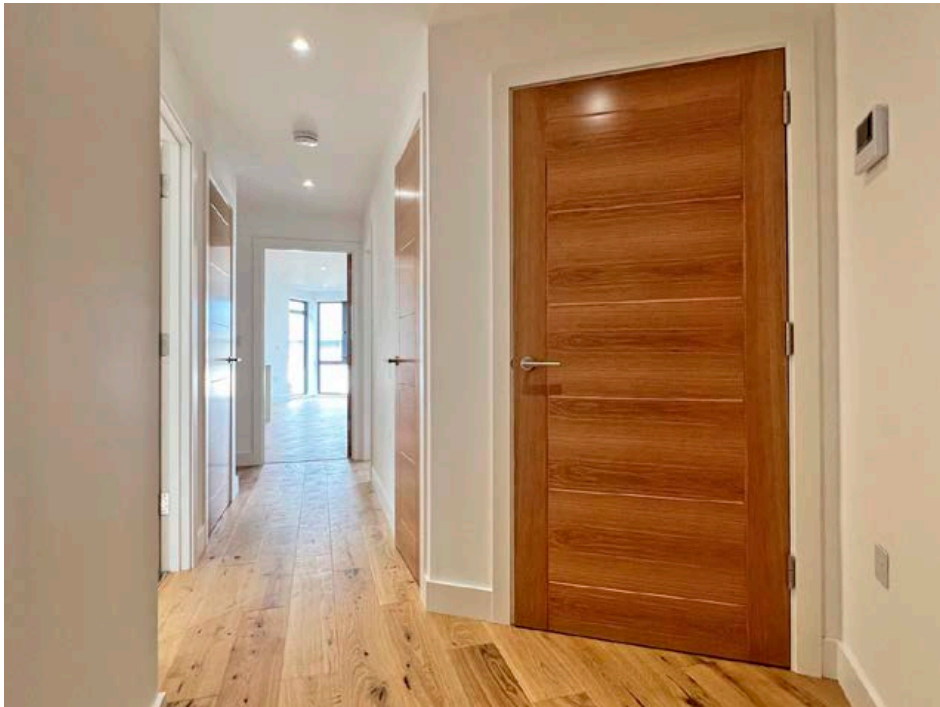
FIRST FLOOR



- FLAT 5 - 82.0 sq m
FLAT 5 EXTERNAL SPACE - 12.0 sq m
- FLAT 6 - 88.5 sq m
FLAT 6 EXTERNAL SPACE - 8.0 sq m
- FLAT 7 - 82.0 sq m
FLAT 7 EXTERNAL SPACE - 5.0 sq m
- FLAT 8 - 80.5 sq m
FLAT 8 EXTERNAL SPACE - 10.0 sq m

Not to scale. For identification purposes only.





GENERAL SPECIFICATION

Kitchen and Utility

- Quality handleless kitchens in a range of colours.
- Marble effect worktops with upstand and splashback.
- Undermounted stainless steel sink with boil water tap.
- Stainless steel electric fan oven, built-in microwave and induction hob.
- Integrated fridge freezer and dishwasher.
- Wine cooler
- Utility area/room with space for washing machine and dryer.

Bathroom and En-Suites

- Fully tiled bathrooms and en-suite with contrasting tiled floors.
- Contemporary sanitaryware in white.
- Chrome taps and rain shower heads.
- Heated electric towel rails.
- Inset mirror and shelving.

Audio and Visual

- Telephone and data points in reception room and all bedrooms.
- TV and satellite wiring to include Sky+ and SkyQ.
- Individual secure entry system to each apartment.

Balconies

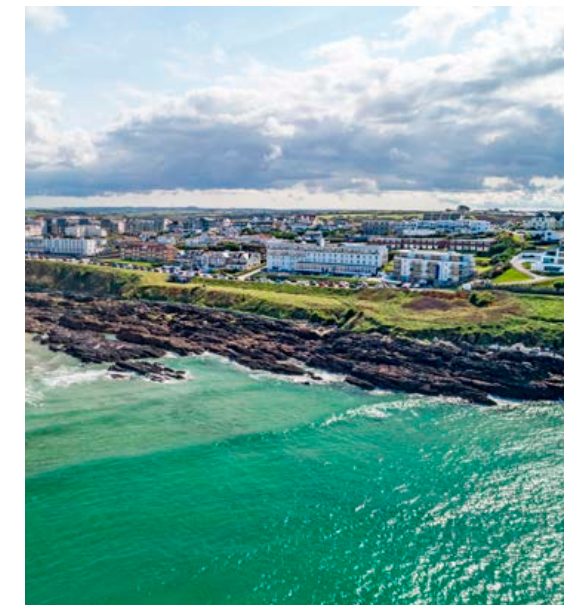
- Frameless glass balustrades.
- High quality composite decking.

Parking and Communal Areas

- Allocated parking – one space per apartment.
- Further parking is available by separate negotiation.
- Secure electric gate to parking area.
- Lift access to apartments 3, 4, 7 and 8.
- External power sockets in parking area.
- Electric vehicle charging points by separate negotiation.
- Individual secure surf stores.
- Surf washdown facility.
- Exterior taps.
- Full lighting in parking areas.

General

- Tenure LABC warranty.
- 999 year lease term.
- Service charges apply.



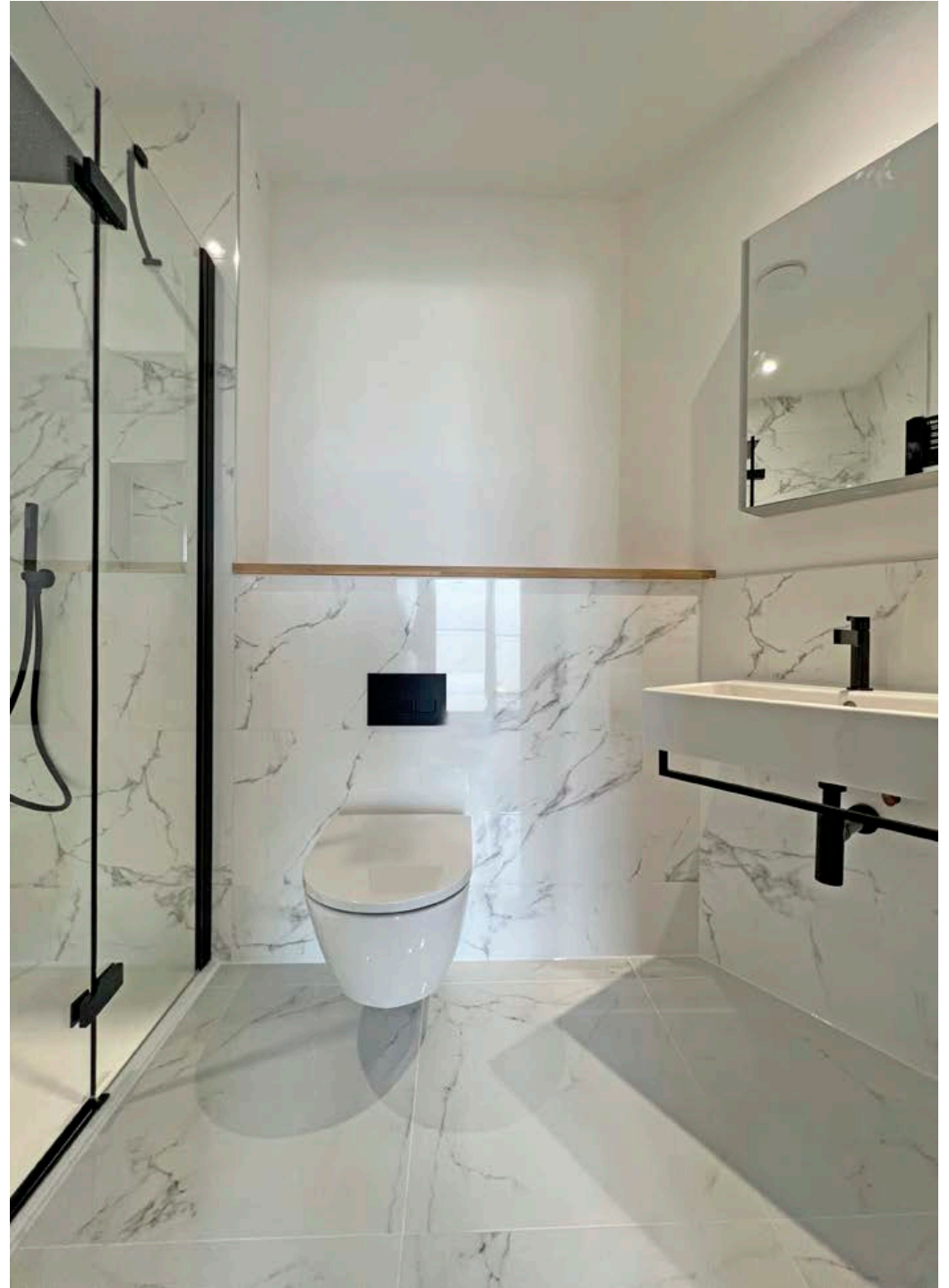
LOCATION

Tidelines is one of those very special opportunities to acquire a very luxurious apartment located on Pentire Avenue. The apartments are carefully planned to face the direction of Fistral Beach and enjoy views across Fistral Bay and surrounding coastline. A very short walk away, Fistral Beach is a world class surfing destination with many national and international championships taking place along its sandy shore. On the other side of Pentire Headland and across the Gannel Estuary is the slightly less well known and more rugged Crantock Beach which is backed by high dunes in the ownership of the National Trust protecting the beautiful old village beyond.

The town of Newquay caters for all day to day needs with plenty of national retailers, mixed with locally owned shops and profusion of restaurants and bistros. The cathedral city of Truro is approximately 12 miles away to the south, providing first class shopping, business and commercial facilities, together with private schooling and a mainline railway station to Penzance to Paddington line, with a journey time of approximately 4½ hours to London. Cornwall Airport Newquay is 6 miles away offering daily flights to a number of destinations, making this one of the most conveniently located as well as dramatically situated opportunities along the north coast of Cornwall.









Note: "This plan is based upon the Ordnance Survey map with the sanction of the controller of H.M. Stationary Office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. ES1000034571."

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR7 1PA.

SERVICES – Mains water, electricity, drainage and gas.

COUNCIL TAX BAND – Yet to be set (see www.mycounciltax.org.uk).

DIRECTIONS – From the south of Newquay take the A392 along the side of the Gannel Estuary and at the roundabout at the head of the boating lake continue straight over with the Gannel Estuary on your left hand side. Follow road this road uphill to a further roundabout at which point turn left towards Pentire and on to Pentire Road. Follow road until it begins to descend at which point continue straight on towards the Pentire Headland. After a short distance there is a turning on the right hand side, take this turning where the secure underground parking for Tidelines can be found immediately on the left hand side.

TENURE – Leasehold – Brand new 999 year lease, ground rent £300 per annum and service charge to be confirmed.

AGENT'S NOTE 1 – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT'S NOTE 2 – Please note that the front cover of this brochure is a computer generated image and not an actual photograph.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**



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