



NEWQUAY
PROPERTY
CENTRE



22 Windsor Court, Mount Wise, Newquay, Cornwall, TR7 2DD

AN IMMACULATE FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT WITH PRIVATE BALCONY AND LOVELY SEA AND COAST VIEWS. POPULAR DEVELOPMENT CLOSE TO TOWN WITH SUPERB ON SITE FACILITIES INCLUDING FULL TIME RESIDENT HOUSE MANAGER AND RESIDENTS PARKING.

£112,000
Leasehold

our ref: CNN10056

KEY FEATURES



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- FIRST FLOOR RETIREMENT APARTMENT
- PRIME LOCATION
- STUNNING SEA AND COASTAL VIEWS
- CLOSE TO AMENITIES
- 23 FOOT LOUNGE/DINER AND PRIVATE BALCONY
- CATERING FOR 60+ YEARS.
- LIFT TO ALL FLOORS
- UPGRADED BATHROOM
- 1 DOUBLE BEDROOM WITH FITTED WARDROBES
- ONSITE RESIDENT HOUSE MANAGER



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Energy rating (EPC) **C**

Council tax band: **B**

SUMMARY

Nestled atop Mount Wise, Windsor Court offers an exceptional retirement setting, boasting a commanding position overlooking Newquay's town centre and bay. Its prime location facilitates easy access to shops and beaches, enhanced by excellent transport connections via Mount Wise, a key entry point to the town. Windsor Court has long been esteemed as a premier retirement destination within the Newquay area.

This charming first-floor retirement apartment affords breathtaking views across Newquay Bay, with a particular focus on the picturesque Porth Beach and Island, surrounded by the allure of the sea and coastline.

The property comprises a meticulously maintained one-bedroom apartment, featuring spacious living areas, including a generous 23-foot lounge/diner and a private balcony.

Upon entering, a welcoming hallway greets residents with ample fitted storage and careline pull cords, ensuring round-the-clock emergency assistance, strategically placed throughout the apartment and development. An integrated telephone intercom system allows seamless access for visiting guests without the need to leave the apartment.

The expansive lounge/diner, bathed in natural light from front-facing patio doors leading to the balcony, offers unparalleled sea and coast vistas, accommodating both living and dining arrangements comfortably.



Adjoining the lounge/diner through glazed double doors, the kitchen, though compact, is designed for maximum efficiency, boasting modern fittings including integrated oven, hob, and extractor, alongside provision for additional white goods.

The well-proportioned double bedroom, complemented by mirrored fitted wardrobes, accommodates various furniture arrangements, catering to individual preferences and needs.

The fully upgraded bathroom features a quality double shower suite, alongside a washbasin, WC, and fitted mirror with light/shaver socket.

Throughout the property, UPVC double glazing and night storage heating ensure comfort and energy efficiency.

Residents benefit from a spacious car park on a first-come, first-served basis, alongside meticulously maintained south-facing communal gardens. The on-site house manager's office, residents' lounge, guest suite, and laundry room are conveniently located near the entrance, offering a range of amenities and services. The lounge hosts regular social gatherings, while the guest suite is available for hire. The laundry room provides commercial-grade facilities, all covered by the service charge. With the house manager available on weekdays and careline assistance round the clock, Windsor Court provides a secure, welcoming environment for retirees and their loved ones, ensuring peace of mind during the golden years of life.

THE LEASE:

Length of Lease: 125 years

Lease Start Date: late 1990's

Ground rent: £350 per year

Service charge & Info: £2891.04 per year. Inc Water Rates & Building Insurance

Management Company: First Port

Residential letting: TBC

Holiday letting: No

Pets: Yes, with prior consent from landlord

Any other relevant Lease info: Retirement Property specifically for persons of 60 years old & over. As a couple, providing one is Over 60 the other need only be over 55.

All lease info, supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.

FIND ME USING WHAT3WORDS: indulgent.poster.farms

ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage. No Gas

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Resident Car Park available on a 1st come 1st served basis.

Heating and hot water: Night Storage Heating & Immersion.

Accessibility: Lift to all floors

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hall

7' 6" x 6' 9" (2.28m x 2.06m)

Lounge/Diner

20' 1" x 10' 10" (6.12m x 3.30m)

Kitchen

7' 7" x 7' 1" (2.31m x 2.16m)
Irregular Shaped (Average Measurements)

Balcony

Bedroom

15' 7" x 9' 3" (4.75m x 2.82m)

Shower Room

6' 9" x 5' 6" (2.06m x 1.68m)



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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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