



## 18 Penhaven Court, Newquay, Cornwall, TR7 1UJ

A WELL PRESENTED SECOND FLOOR, ONE DOUBLE BEDROOM APARTMENT ENJOYING SEA GLIMPSES AND SUNNY SOUTH FACING ROOMS.

£120,000  
Leasehold

our ref: CNN8682

## KEY FEATURES



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Energy rating (EPC) **C**

Council tax band: **A**

- CONVENIENT LOCATION
- UPVC DOUBLE GLAZING
- CHAIN FREE
- COMMUNAL FACILITIES, LAUNDRY & HOUSE MANAGER
- DOUBLE SHOWER SUITE
- FULLY FITTED KITCHEN
- SEA GLIMPSES
- UPPER FLOOR
- ELECTRIC HEATING
- MAINS SERVICES: WATER, GAS & ELECTRIC

## SUMMARY

**SUMMARY:** Penhaven Court is a much sought after exclusive retirement development specifically for the over 60's market. Conveniently situated in central Newquay close to the main high street, yet tucked away next to Newquay Killacourt and Towan Beach. The property is being offered for sale with no ongoing chain.

From the communal front entrance, you are immediately welcomed in by the House Managers office. The property is located on the upper floor of the building, there is a lift servicing all the floors, the building has the added benefit of a resident's lounge and communal laundry room. Extra communal facilities within the building include a guest suite which is available upon request. On entering the property there is a hallway with useful storage cupboard and access to all of the apartments rooms.



The main formal living space is over 18ft and has UPVC double glazed, dual aspect windows supplying a light, bright and airy room flooded with sunshine on those sunny days. Off from the lounge via an open arch there is a separate kitchen that has a white fitted kitchen to include ample space for white goods. The double bedroom is a great size with mirror fronted fitted wardrobes and fitted up and over units.

The bathroom suite has been re-fitted with a modern double shower, fully tiled walls and contemporary wash basin and WC. Throughout the property there is UPVC double glazing, night storage heating and Careline pull cords.

The building is specifically for persons of 60 years and over. One pet is permitted. The Ground Rent currently stands at £489.84. The Service Charge currently stands at £2724.26. The Service Charge includes Building Insurance, Water Rates, general buildings and ground maintenance, access use and maintenance of all communal facilities, the Careline service and the resident House Manager.

The immediate town centre is one street away giving easy close access to Newquay high street and all of its amenities. The beautiful Killacourt is to the front of the building as is Newquay Bay which includes the beautiful Towan Beach which is within just a short walk from this property.

VACANT POSSESSION. NO ONGOING CHAIN.



## ADDITIONAL INFO

I've loved living here it's a friendly and safe place to live.





# FLOORPLAN & DIMENSIONS

GROUND FLOOR

All measurements are approximate

## Entrance Hall

8' 10" x 2' 11" (2.69m x 0.89m)

## Bathroom

6' 8" x 5' 4" (2.03m x 1.62m)

## Bedroom

13' 11" x 8' 7" (4.24m x 2.61m)

## Kitchen

7' 3" x 5' 4" (2.21m x 1.62m)

## Lounge

18' 9" x 11' 10" (5.71m x 3.60m)



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