



## 31 Windsor Court, Mount Wise, Newquay, Cornwall, TR7 2DD

AN IMMACULATELY PRESENTED AND MODERN ONE DOUBLE BEDROOM RETIREMENT APARTMENT IN A WELL REGARDED AND SOUGHT AFTER DEVELOPMENT.

£130,000  
Leasehold

our ref: CNN10186

## KEY FEATURES



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Energy rating (EPC) **C**

Council tax band: **B**

- RETIREMENT APARTMENT
- IMMACULATE CONDITION
- RESIDENTS PARKING
- MODERN THROUGHOUT
- REFURBISHED KITCHEN & BATHROOM
- DISTANT HILLSIDE VIEWS
- TOWN CENTRE LOCATION
- UPPER FLOOR POSITION
- COMMUNAL LOUNGE & LAUNDRY
- LIFT TO ALL FLOORS

## SUMMARY

Windsor Court is a modern, purpose-built development of retirement apartments, specifically for the over 60's. With this in mind, the building is thoughtfully designed to create a very safe and secure community.

This particular apartment is on the first floor and enjoys a pleasant outlook through the development and towards the countryside. The accommodation comprises of a good size hallway with two useful cupboards. There is a good size lounge/diner with Juliet balcony to the rear. The kitchen is fully fitted and recently modernised within our vendors ownership, it now features a good range of modern units, an electric eye level oven, hob and space for a fridge/freezer. To the end of the hallway there is a good size double bedroom with fitted mirrored wardrobes. The bathroom again has been recently refurbished, is spacious and well equipped walk in electric shower, WC and wash basin.



The property has UPVC Double glazing, Electric night storage heating and is decorated in light, neutral and modern colours. Throughout this apartment there are Careline pull-cords. The building is serviced by a lift to all floors and this particular apartment is within close proximity to the lift for easy access.

Communal facilities include a laundry room, a guest suite, a resident's lounge and there is a full-time live in-House Manager and Careline operates 24 hours a day.

Externally, there are south facing communal gardens for the residents to use and a residents car park, operated on a first come first served basis. Directly outside the building there is a bus stop providing a daily service.

VIEWING HIGHLY RECOMMENDED.

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## THE LEASE:

Length of Lease: 125 Years

Lease Start Date: 2002

Service charge & Ground Rent Info: £2900 per year

Freeholder: Estates and Management

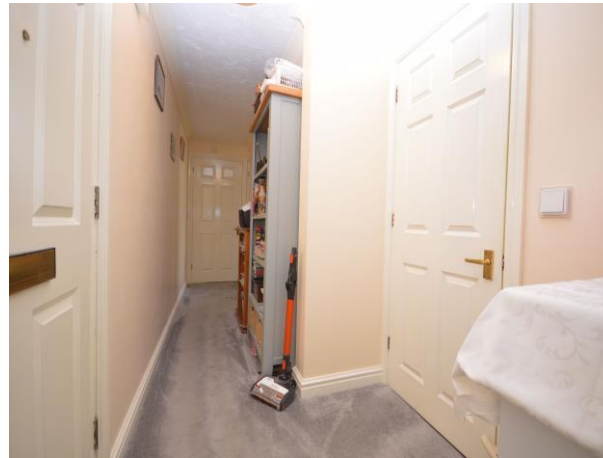
Management Company: First Port

Residential letting: Yes

Holiday letting: No

Pets: Yes

Any other relevant lease info: 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.



## ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage

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

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

Parking: First come first serve basis

Heating and hot water: Electric

Accessibility: Lift to all floors

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hallway

## Lounge/Diner

17' 6" x 9' 10" (5.33m x 2.99m)

## Kitchen

8' 11" x 5' 8" (2.72m x 1.73m)

## Bedroom 1

13' 11" x 8' 5" (4.24m x 2.56m)

## Shower Room

9' 2" x 5' 6" (2.79m x 1.68m)

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other areas 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 here and herein tested and no guarantee as to their operability or efficiency can be given.  
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