



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

A LARGER THAN AVERAGE TWO BEDROOM RETIREMENT FLAT IN EXCELLENT MODERN ORDER, WITH A SUPERB GROUND FLOOR POSITION, ENJOYING DIRECT ACCESS ONTO COMMUNAL GARDENS – WE THINK IT'S ONE OF THE BEST IN THE DEVELOPMENT. NO ONWARD CHAIN.

£165,000
Leasehold

our ref: CNN10503

KEY FEATURES



2

- MODERN RETIREMENT FLAT
- PATIO DOORS ONTO COMMUNAL GARDENS
- 2 GOOD SIZE BEDROOMS
- 23FT LOUNGE/DINER
- ON SITE FACILITIES & PARKING
- CONVENIENT GROUND FLOOR POSITION
- DISTANT SEA VIEWS
- 2 SHOWER ROOMS
- RESIDENT HOUSE MANAGER
- MAINS SERVICES: WATER, ELECTRICITY & DRAINAGE



1



2

Energy rating (EPC) **D**

Council tax band: **C**

SUMMARY

For a retirement development, Windsor Court on Mount Wise, is a fantastic location. Mount Wise is situated on the top side of the immediate town centre, commanding an elevated position overlooking the town and bay. With this in mind, access to shops and beaches is easy and Mount Wise, being one of the main access points into the town, also has excellent transport links with an active daily bus service right outside the development and as such, Windsor Court, has long been regarded as one of the most favoured retirement developments within the Newquay area.

No.8 is a larger than average, two bedroomed retirement flat which has one of the best positions, in our opinion, within the development.

Conveniently situated on the ground floor that benefits from not only direct access onto the communal gardens but also some distant sea views. This is in addition to having a 23ft lounge/diner and two shower suites which is quite unusual for the development, as well as a modern fitted kitchen and two great size double bedrooms.

Windsor Court specifically caters for persons of 60 years and over, however, couples; providing one person is over 60 the other need only be over 55. On site communal facilities include residents House Manager, 24-hour Careline service, guest suite, laundry room, residents lounge, first come first serve car park and communal gardens, which are neatly maintained and surround the building.

The property itself has a convenient lower ground floor position which means that it can be accessed from a secondary entry point into the building, rather than walking around and all the way through the communal areas, meaning from car park to the apartment front door is a very short walk.



Once in the apartment you are struck by the spacious hallway which has great fitted storage. As mentioned, the lounge/diner is a fantastically sized 23ft room that is light and bright with dual aspect windows and has ample space for living and dining furniture.

Filtering off from this room is a separate equipped kitchen with a modern range of light fitted units, as well as pretty views over the communal gardens, over the hedgerow there are distant sea views of Newquay bay when the hedge is cut low enough to see over.

From the lounge/diner there are patio doors onto its own private small patio area which lead out beyond onto the communal gardens, a lovely relaxation space.

Both of the bedrooms are great size doubles, the largest of which with mirror fronted fitted wardrobes and as mentioned, there are two beautifully appointed shower suites with modern fittings and tiling.

The property has UPVC double glazing, night storage heating, Careline pull cords throughout and is sold with vacant possession and no ongoing chain.

We see lots of retirement flats within the Newquay area and Windsor Court in our opinion is one of the friendliest, well equipped and best positioned. On top of all of that, this apartment is fantastic...we love it!

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THE LEASE:

Length of Lease: 125 years

Lease Start Date: Late 1990's

Ground rent: £907.16 per annum

Ground rent review period: Next review 1st April 2045

Service charge & Info: £4501.28 per annum

Freeholder: First Port

Management Company: First Port

Residential letting: Yes

Holiday letting: No

Pets: Yes, with prior consent from the landlord

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 & Drainage

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

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

Parking: Residents first come first served carpark

Heating and hot water: Electric Night Storage Heater & Immersion

Age restricted to persons aged 60 & over. However, if buying as a couple, providing one person is over 60, the other need only be 55

Accessibility: Ground Floor Flat with lift to all floors

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Hall

Lounge/Diner

23' 2" x 10' 7" (7.06m x 3.22m)

Kitchen

7' 7" x 10' 7" (2.31m x 3.22m)

Bedroom One

19' 1" x 9' 1" (5.81m x 2.77m)

Bedroom Two

13' 7" x 9' 3" (4.14m x 2.82m)

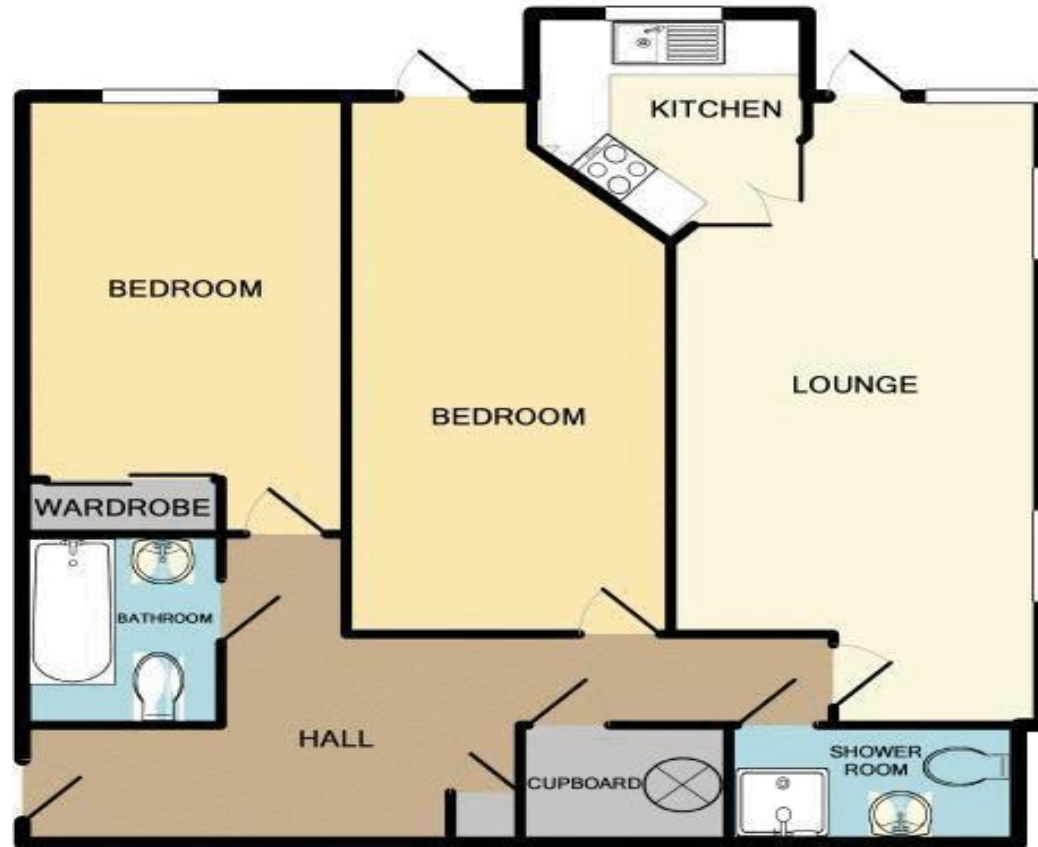
Bathroom

6' 8" x 5' 8" (2.03m x 1.73m)

Shower Room

8' 0" x 4' 8" (2.44m x 1.42m)

Large Walk-in Airing Cupboard



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