



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

A DELIGHTFUL RETIREMENT APARTMENT, CONVENIENTLY LOCATED IN CENTRAL NEWQUAY CLOSE TO ALL ESSENTIAL AMENITIES. ONE OF THE BEST ONE BEDROOM DESIGNS WE'VE SEEN WITH LARGER THAN AVERAGE ACCOMMODATION AND A LOVELY POSITION ON THE GROUND FLOOR INCLUDING SEA GLIMPSES.

£109,950  
Leasehold

our ref: CNN10649

# KEY FEATURES



1



1



1

Energy rating (EPC) **C**

Council tax band: **B**

- CENTRALLY LOCATED, PURPOSE-BUILT RETIREMENT DEVELOPMENT
- SUITABLE FOR AGES 60 AND OVER
- IMMACULATE, READY-TO-MOVE-IN CONDITION
- SPACIOUS DUAL-ASPECT LOUNGE WITH SEA GLIMPSES
- LARGE DOUBLE BEDROOM WITH FITTED MIRRORED WARDROBES
- FULLY TILED DOUBLE SHOWER SUITE
- ESSENTIAL APPLIANCES INCLUDED IN PRACTICAL KITCHEN
- 24-HOUR CARELINE & RESIDENT HOUSE MANAGER
- COMMUNAL FACILITIES INCLUDING GARDENS AND LOUNGE
- CLOSE TO SHOPS, BEACHES, AND DAILY AMENITIES

## SUMMARY

Nestled in the heart of Newquay, 11 Penhaven Court offers a rare opportunity to enjoy a convenient and purpose-built retirement lifestyle tailored specifically for those aged 60 and above. This immaculate one-bedroom flat, sold with vacant possession and no onward chain, is ready for immediate occupancy, ensuring a smooth transition to your new home.

Designed with spaciousness and comfort in mind, the layout is among the best one-bedroom designs available, featuring bright and airy living spaces that are larger than typical for this type of property. The dual-aspect lounge/diner, enhanced by a charming bay window, enjoys sea glimpses of Newquay's iconic Island House, creating a serene and uplifting ambiance.

The neat kitchen is thoughtfully appointed with essential appliances, while the fully tiled double shower suite adds a touch of modern convenience. The generously sized double bedroom boasts mirrored fitted wardrobes, offering ample storage while maintaining the room's open and inviting feel. Safety and peace of mind are paramount, with 24-hour Careline pull cords strategically placed throughout the apartment and building.



Residents of Penhaven Court benefit from a range of onsite communal facilities, including a full-time resident house manager, a welcoming lounge, a well-equipped laundry room, a guest suite for visitors, and beautifully maintained communal gardens.

Set just off Newquay's vibrant high street, the development enjoys a tranquil position next to the picturesque Killacourt and Towan Beach, while remaining within easy reach of shops, cafes, and daily amenities.

Offering security, a friendly atmosphere, and an inclusive environment, this exceptional property is the perfect choice for those ready to embrace their golden years in style and comfort.

FIND ME USING WHAT3WORDS: foil.succeed.blatantly

THE LEASE:

Length of Lease: 125 years

Lease Start Date: 1st November 1988

Ground rent: £244.52 Bi-Annually

Ground rent review period: N/A



Service charge & Info: £1721.83 Bi-Annually

Freeholder: Proxima GR Properties Limited

Management Company: First Port

Residential letting: Yes

Holiday letting: No

Pets: Yes, with prior consent from Landlord

Any other relevant lease info: Age restricted to persons of 60 & over, however, as a couple providing one is over 60, the other need only be over 55



## ADDITIONAL INFO

Utilities: Mains Electric, Water & Drainage. No Gas.

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 car park – spaces are limited & on 1st come 1st served

Heating and hot water: Electric for both

Accessibility: Ground Floor Apartment: lift to all floors

Mining: Standard searches include a Mining Search.

# FLOORPLAN & DIMENSIONS

## Hall

8' 8" x 3' 1" (2.64m x 0.94m)  
plus cupboard

## Lounge/Diner

18' 8" x 11' 9" (5.69m x 3.58m) max

## Kitchen

7' 4" x 5' 5" (2.23m x 1.65m)

## Bedroom

14' 0" x 8' 7" (4.26m x 2.61m)

## Shower Room

6' 7" x 5' 4" (2.01m x 1.62m)

GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



## LIKE TO KNOW MORE?

📞 01637 875 161

✉ info@newquaypropertycentre.co.uk

🌐 newquaypropertycentre.co.uk

TOTAL FLOOR AREA : 463 sq.ft. (43.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2024

**Consumer Protection from Unfair Trading Regulations 2008:** We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

**Referrals:** We recommend conveyancing services, financial services, and survey companies to sellers and buyers. Sellers and buyers are free to make their own choices of who they use, and do not have to accept any recommendation we make. If a recommendation is accepted, we will receive a referral fee ranging from £80- £200 (financial services) £150 plus VAT- £210 plus VAT (conveyancing) and £100 including VAT (surveys).