



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

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

£115,000  
Leasehold

our ref: CNN10781

# KEY FEATURES



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- GROUND FLOOR RETIREMENT APARTMENT
- PRIME LOCATION
- ONE DOUBLE BEDROOM WITH FITTED WARDROBES
- 20 FOOT LOUNGE/DINER AND PRIVATE BALCONY
- TOWN AND SEA VIEWS
- CLOSE TO AMENITIES AND SHOPS
- CATERING FOR 60+ YEARS
- LIFT TO ALL FLOORS
- ONSITE RESIDENT HOUSE MANAGER
- RESIDENTS PARKING



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Energy rating (EPC) TBC

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 ground floor retirement apartment affords views across Newquay town and 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 and recently redecorated one-bedroom apartment, featuring spacious living areas, including a generous 20-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, 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, electric 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 upgraded shower room 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.

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#### THE LEASE:

Length of Lease: 125 Years

Lease Start Date: Late 1990's

Ground rent: £774 Per Annum

Service charge & Info: £3087.86 Per Annum incl Water rates & and Building Insurance

Freeholder: Estates & Management LTD

Management Company: First Port

Residential letting: Yes

Holiday letting: No

Pets: Yes, with prior consent from landlord

Any other relevant lease info: Retirement property specifically for persons 60 years old and over. As a couple, providing one is over 60, the other need only be over 55.



## ADDITIONAL INFO

Tenure: Leasehold

Utilities: Mains Services, 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 parking on a 1st come 1st served basis

Heating and hot water: Night storage heating and immersion

Accessibility: Lift to all floors. On main entrance floor level

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance Hall

7' 4" x 6' 6" (2.23m x 1.98m)

## Kitchen

7' 7" x 7' 1" (2.31m x 2.16m)

## Lounge/Diner

22' 2" x 10' 9" (6.75m x 3.27m)

## Bedroom

18' 5" x 8' 11" (5.61m x 2.72m)

## Shower Room

6' 10" x 5' 7" (2.08m x 1.70m)

## Balcony



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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.  
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