



## 10 Marina Court, Mount Wise, Newquay, Cornwall, TR7 2EJ

A GORGEOUS AND SPACIOUS ONE BEDROOM FIRST FLOOR APARTMENT IN THE POPULAR RETIREMENT COMPLEX OF MARINA COURT. BEAUTIFULLY PRESENTED WITH BALCONY LOOKING ON TO NEWQUAY TOWN AND COAST! NO ONWARD CHAIN.

**£135,000**  
Leasehold

our ref: CNN10799

# KEY FEATURES



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- IMMACULATELY PRESENTED ONE-BEDROOM RETIREMENT APARTMENT
- STUNNING SEA VIEWS OVER NEWQUAY BAY FROM PRIVATE BALCONY



1

- SPACIOUS ENTRANCE HALL WITH LARGE FITTED STORAGE CUPBOARD
- 19FT LOUNGE/DINER WITH AMPLE LIVING AND DINING SPACE



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- MODERN KITCHEN WITH INTEGRATED OVEN, HOB, AND SEA VIEWS
- DOUBLE BEDROOM WITH MIRRORED FRONTED FITTED WARDROBES
- UPGRADED WALK-IN SHOWER SUITE, FULLY TILED WITH COORDINATED FINISHES

Energy rating (EPC) **B**

Council tax band: **B**

- PULL CORDS FOR 24-HOUR CARELINE SYSTEM FOR PEACE OF MIND
- COMMUNAL LOUNGE, GARDENS, GUEST SUITE, AND LAUNDRY FACILITIES AVAILABLE
- SOUGHT-AFTER LOCATION NEAR NEWQUAY TOWN CENTRE AND BEACHES

## SUMMARY

Situated in the heart of Newquay, 10 Marina Court, a retirement complex purpose-built for those aged 60, offers the perfect location for a relaxing retirement by the coast. The development is just a short walk from the town centre, where you'll find a variety of shops, restaurants, and the beautiful beaches of Newquay Bay. With a bus stop right outside the property, the location ensures both peace and convenience, while the apartment itself boasts lovely sea views over Newquay Bay, further enhanced by a front-facing private balcony.

This beautifully presented, recently decorated one-bedroom apartment offers spacious living throughout and is in excellent decorative order. Upon entering, you are welcomed by a generous entrance hall with a large fitted storage cupboard. The 19ft lounge/diner provides ample space for both living and dining furniture, with a patio door leading to the sheltered balcony where you can enjoy those stunning sea views. Double timber doors from the lounge/diner open into the kitchen, which is fitted with a range of units, including an integrated eye-level oven, surface-mounted electric hob, and an overhead extractor. The kitchen also offers space for additional white goods, along with a window framing more of the sea view.



The double bedroom is a good size, featuring mirrored fronted fitted wardrobes and delightful glimpses of the sea. The bathroom has been thoughtfully upgraded with a spacious walk-in shower suite, fully tiled with a coordinated wash basin and WC.

For added peace of mind, the property is equipped with pull cords for a 24-hour Careline system. It also benefits from UPVC double glazing and efficient electric Dimplex heating throughout. Marina Court offers a range of excellent communal facilities specifically for the over-60s. These include a large communal lounge, beautifully landscaped south-facing gardens, a guest suite (bookable through the House Manager), lift access to all floors, and a fully equipped laundry suite. The development is overseen by a full-time House Manager and also features a 24-hour Careline system, providing security and peace of mind. Residents can also take advantage of a residents' car park on a permit basis (first come, first served).

This is a fantastic opportunity to enjoy a secure and relaxed retirement in a friendly, well-maintained environment, with everything you need right on your doorstep.

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THE LEASE:

Length of Lease: 125 Years

Lease Start Date: 2008

Ground rent: £730.81 annually – can be split into 2 payments

Service charge & Info: £231.95 per month

Freeholder: McCarthy & Stone

Management Company: McCarthy & Stone

Residential letting: Yes

Holiday letting: No

Pets: Yes, with prior consent from landlord

Any other relevant lease info: Retirement flat for persons of 60 & over. However, as a couple providing one is over 60, the other need only be 55.



## ADDITIONAL INFO

Tenure: Leasehold

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: Permit parking in residents car park subject to availability.

Heating and hot water: Mains Electric for both

Accessibility: First Floor Apartment with lift to all floors

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hallway

7' 8" x 6' 9" (2.34m x 2.06m)  
max

## Large Fitted Cupboard

5' 11" x 3' 3" (1.80m x 0.99m)

## Lounge/Diner

19' 10" x 10' 10" (6.04m x 3.30m)

## Balcony

10' 1" x 5' 4" (3.07m x 1.62m)

## Kitchen

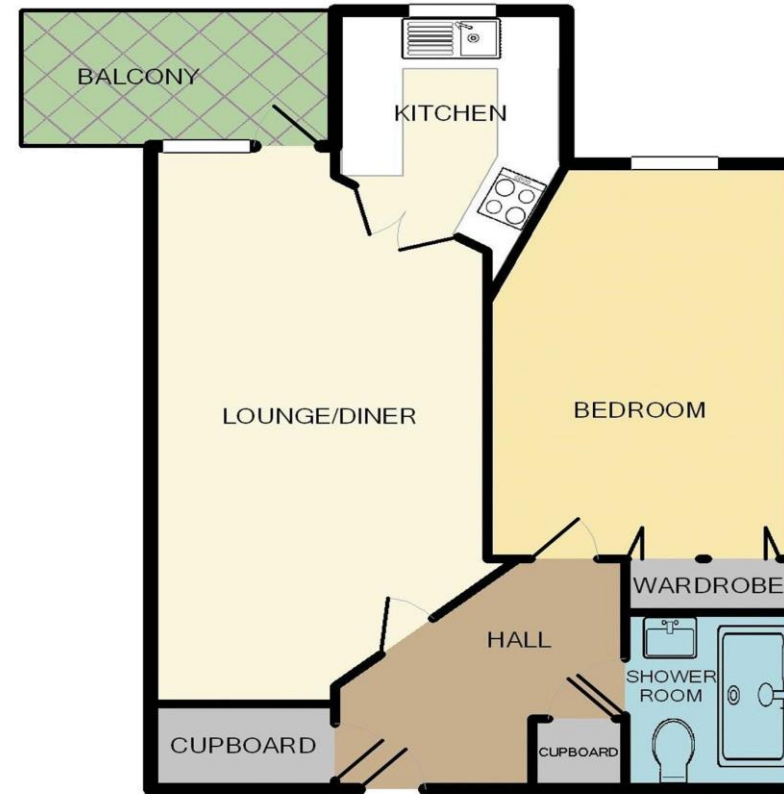
7' 5" x 7' 2" (2.26m x 2.18m)  
Not square. Max  
measurements

## Bedroom

15' 1" x 9' 11" (4.59m x 3.02m) including wardrobes

## Shower Room

6' 9" x 5' 6" (2.06m x 1.68m)



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TOTAL APPROX. FLOOR AREA 50.6 SQ.M. (545 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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