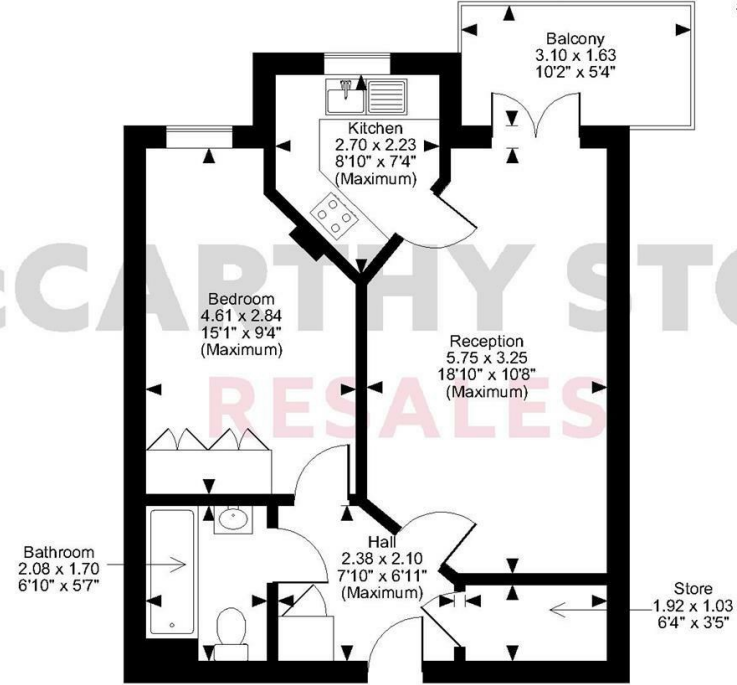
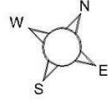


Marina Court, Mount Wise, Newquay, Cornwall
 Approximate Gross Internal Area
 488 Sq Ft/45 Sq M
 Balcony external area = 54 Sq Ft/5 Sq M

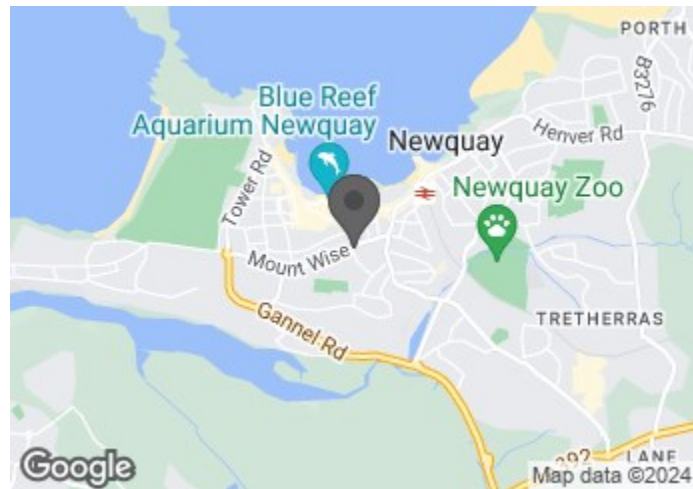


Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
 RESALES**

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**McCARTHY STONE
 RESALES**

**26 MARINA COURT
 MOUNT WISE, NEWQUAY, TR7 2EJ**



This very well presented retirement apartment is situated on the first floor of this lovely, energy efficient development, and located close to the lift, so accessible to all floors. Stunning sea views are enjoyed from the walk out balcony - the perfect place to relax!

Energy Efficient *Pet Friendly*

ASKING PRICE £149,950 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

MARINA COURT, MOUNT WISE, NEWQUAY

INTRODUCTION:

This lovely first floor apartment enjoys a panoramic outlook over the rooftops taking in Newquay Bay, the Harbour and the North Cornish coastline as far as Trevoze Head. Better still there is a balcony from which the views can really be enjoyed, a place to sit and while-away the hours. This is a bright and cheery apartment with a super open-plan living/dining room and kitchen finished in a modern style with a comprehensive range of appliances. There is a good-sized bedroom, also with sea views, and a bathroom.

Completed in 2008 by award-winning developers McCarthy Stone, Marina Court is a striking development occupying a commanding location within a half mile distance of the Town Centre amenities and the seafront of this famous coastal location. Providing an independent living opportunity specifically for those over 60 years of age the development enjoys a host of facilities for the benefit of home owners not least of which is the beautiful communal lounge. In addition, there is a lift service to all floors, mobility scooter store, laundry room and a landscaped garden. Further peace-of-mind is found in the service provided by our House Manager who oversees the smooth running of the development. In addition, there is also a 24-hour emergency call system in the apartments and communal areas. A guest suite is available to receive family and friends for which a small charge of £25 per night is made.

It's so easy to make new friends and to lead a busy and fulfilled life at Marina Court; there are always plenty of regular activities to choose from including; coffee mornings, games and quiz nights, seasonal and themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

ENTRANCE HALL:

Having a solid Entrance door and security spy hole. Walk-in storage cupboard with light, shelving and housing the boiler supplying domestic hot water, further shallow cupboard with meters, illuminated light switches, security entry system and intercom linked to the main development entrance, emergency pull cord and glazed panelled door to living room.

LIVING ROOM

French door with matching side panel opens on to the balcony with a beautiful view over the rooftops and the stunning sea views beyond. Feature fireplace with inset electric fire, 'Dimplex' panel heater and glazed panel door opens to the kitchen.

KITCHEN

With a double-glazed window with stunning views. Excellent range of 'maple effect' wall and base units with 'granite effect' worktops and incorporating an inset stainless steel sink unit. Integrated appliances comprise; 4-ringed hob with extractor hood over, waist-level oven and concealed fridge and freezer. Extensively tiled walls and vinyl flooring.

BALCONY:

Naturally this is, without doubt, a significant feature of this lovely apartment. The balcony not only affords quite breathtaking coastal views but also provides a 'window to the world' looking across the rooftops of Town and to the streets below.

DOUBLE BEDROOM:

With a double-glazed window enjoying those fabulous views, 'Dimplex' panel heater and built-in wardrobe with hanging space, shelving and mirror-fronted doors.

BATHROOM

Modern white suite comprising; Panelled bath with shower above, close-coupled WC, vanity wash-basin with under sink cupboard and mirror, light and shaver point over. Electric heated towel rail and electric wall heater, emergency pull cord and fully tiled walls and vinyl flooring.

PARKING:

Parking at the development is by virtue of a permit for which there is an annual charge (currently £250 per annum). Subject to availability.

SERVICE CHARGE

- The cost of the excellent House Manager who oversees the smooth running of the development
- Cleaning of communal windows and exterior of apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of

1 BED | £149,950

communal areas

- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager

Service charge: £2,725.54 per annum (for financial year ending 28/02/2025)

LEASEHOLD

Lease 125 Years from January 2008

Ground Rent: £730.81 per annum

Ground rent review: 2038

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

