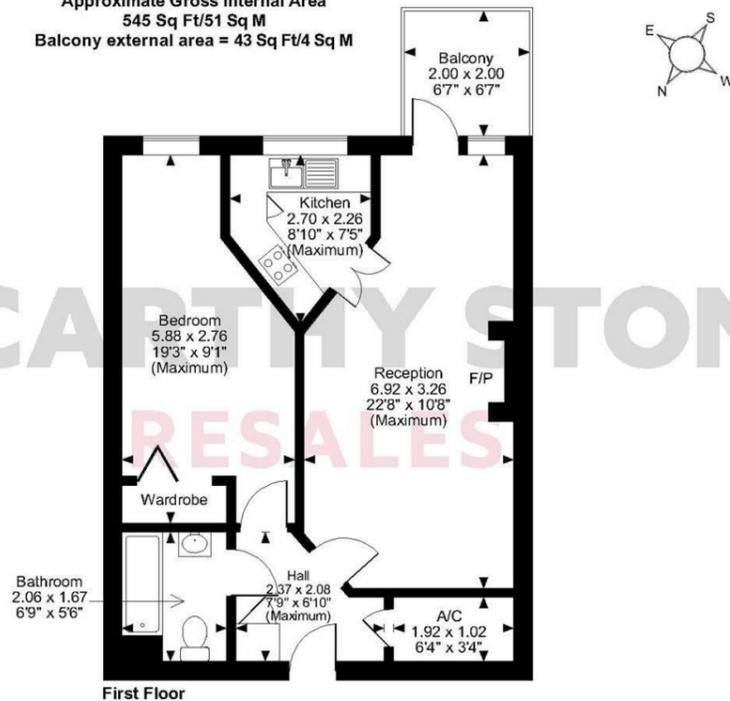


Marina Court, Mount Wise, Newquay
 Approximate Gross Internal Area
 545 Sq Ft/51 Sq M
 Balcony external area = 43 Sq Ft/4 Sq M



First Floor

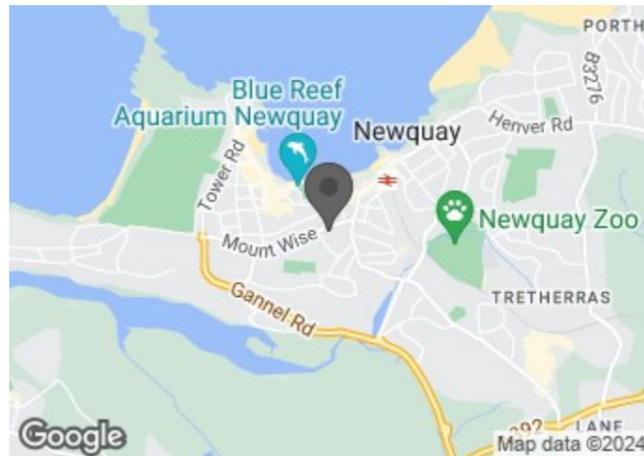
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehoush. Unauthorised reproduction prohibited. Drawing ref. dig/8609149/DBN

McCARTHY STONE RESALES

35 MARINA COURT MOUNT WISE, NEWQUAY, TR7 2EJ



COUNCIL TAX BAND: B



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

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Located on the second floor, this well presented one bedroom retirement apartment offers a lovely walk out balcony from the sitting room, along with a well equipped kitchen, double bedroom and bathroom.

Lift Access To All Floors *Pet Friendly*

ASKING PRICE £130,000 LEASEHOLD

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

resales@mccarthystone.co.uk | mccarthystonerresales.co.uk

MARINA COURT MOUNT WISE, NEWQUAY, TR7 2EJ

MARINA COURT:

Completed in 2009 by award-winning developers McCarthy Stone, Marina Court is a striking development occupying a commanding location 5 minutes walk away from 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 charming communal lounge. In addition, there is a lift serving all floors, mobility scooter store, laundry room and a beautifully mature landscaped garden. Further peace-of-mind is found in the service provided by our House Manager who oversees the smooth running of the development. There is also a 24-hour emergency call system in the apartments and communal areas for peace of mind. A guest suite is available to receive family and friends for which a small charge 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 'dip in and out' of activities as they wish.

THE LOCAL AREA:

The last few years have seen Newquay blossom as a destination for lovers of good food, with restaurants such as Rick Steins' Fistral taking advantage of the beachside views and fresh-caught fish to serve a classic seaside meal whilst watching the surf.

But it's not all fish, there's any number of eateries located all over the town, serving everything from Cornish pasties to fish and chips, international cuisine and much, much more.

It's no secret that one of Newquay's greatest features is its beaches. There's a different beach for every day of the week, with an array of activities at each one. From Fistral where Britain's greatest surfing events are very often held, to the family friendly Towan Beach right in the centre of town, or the outlying beaches at Crantock and Watergate Bay.

Hundreds of restaurants, a beach for every day of the week, and to top it all off, it's all wrapped up in the most incredible coastal scenery. Newquay is a seaside town that you just wouldn't want to miss.

Away from the beaches and the surf, there's no shortage of other attractions in the area. Newquay Zoo is conveniently located near the centre of Newquay and has a host of exotic animals to see. There's an aquarium, a cinema, skate park, boating lake, fun for all the family at Lappa Valley and the National Trust's Trerice Manor a short distance out of town. There are all forms of golf from crazy to challenging, and none of Cornwall's other great attractions are too far away.

NO.35

No.35 is a well presented, second floor apartment located on the second floor with close access to the lift service that serves all floors. This well laid out apartment offers a spacious living room with door opening on to a private balcony. The well equipped kitchen has integrated appliances, the double bedroom has a built in wardrobe, and the bathroom has a white suite to include a panelled bath.

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. 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:

Double-glazed door with matching side panel opening on to a balcony. Focal point fireplace with inset electric fire and double doors lead to the well equipped kitchen.

BALCONY

A lovely addition with a glazed balustrade. A great space to relax with room for table and chairs.

KITCHEN:

With a double-glazed window. 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.

DOUBLE BEDROOM:

This good-size bedroom extends into a useful recessed area under the double glazed window. Built-in wardrobe with ample hanging and shelving space and with mirror-fronted doors. Electric panel heater, raised power points. TV and BT points.

BATHROOM:

Modern white suite comprising; panelled bath, W.C. vanity wash-basin with under-sink cupboard and mirror, light and shaver point above. Electric heated towel rail and electric wall heater, emergency pull cord and fully tiled walls.

PARKING:

Parking at the development is via a permit, for which there is a payment of £250 per annum. Parking is limited, please check with the House Manager for current availability.

SERVICE CHARGE

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems

1 BED | £130,000

- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. 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)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

LEASEHOLD:

125 years from June 2008.
Ground Rent £425 per annum.
Ground Rent Review: Jan-38

ADDITIONAL INFORMATION & SERVICES

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

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.

