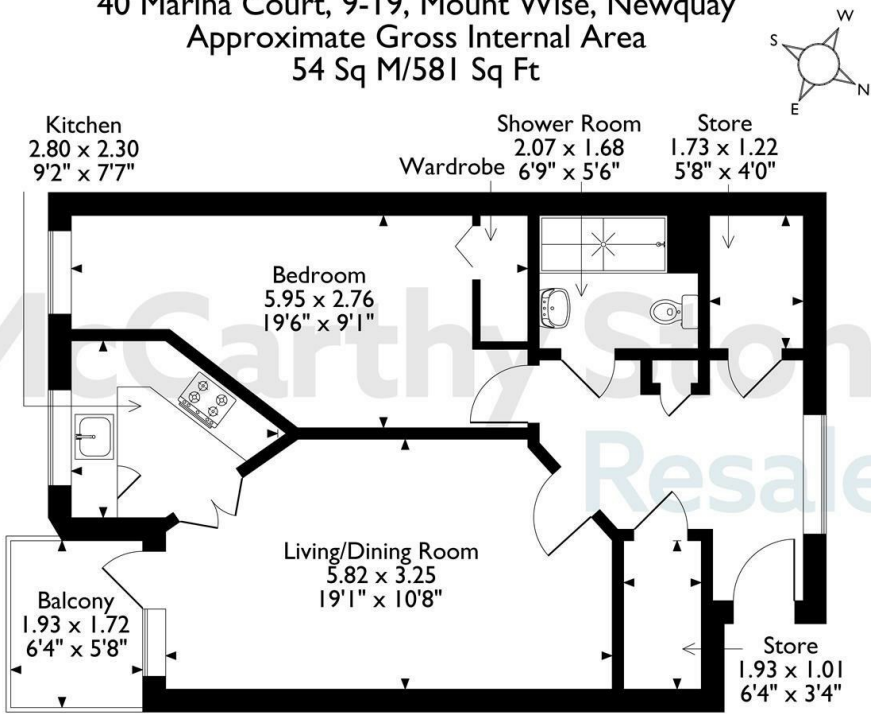


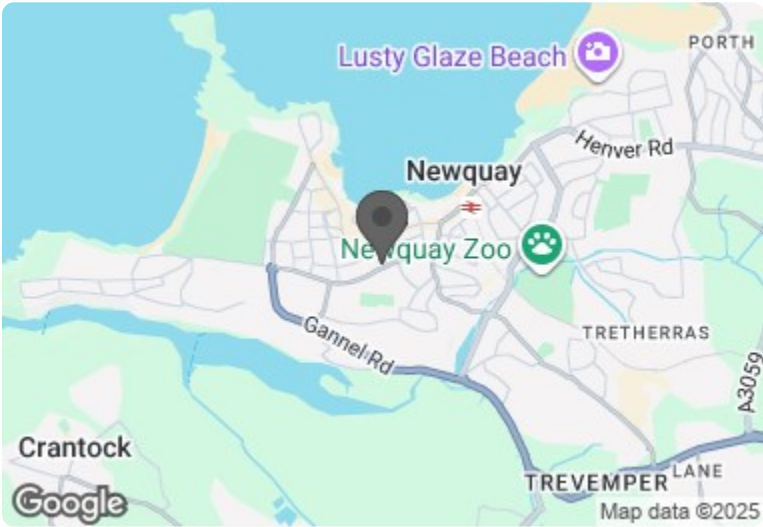
40 Marina Court, 9-19, Mount Wise, Newquay  
Approximate Gross Internal Area  
54 Sq M/581 Sq Ft



Second Floor

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                                   |                         |           |
| (69-80) C                                   | 79                      | 83        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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.



## 40 Marina Court

Mount Wise, Newquay, TR7 2EJ

PRICE  
REDUCED



PRICE REDUCTION

Asking price £99,000 Leasehold

A light and spacious SECOND FLOOR apartment boasting a balcony which overlooks the communal gardens. This apartment features a generously sized living area, modern kitchen with integrated appliances, spacious double bedroom, shower room and TWO additional store rooms.

\*Entitlements Advice and Part Exchange available\*

Call us on 0345 556 4104 to find out more.

# Marina Court, Mount Wise, Newquay, TR7

## Marina Court

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 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.

## The Local Area

Marina Court is ideally located for all the amenities and facilities that Newquay has to offer. There is a Post Office, bakery, bank, pharmacy and doctors surgery, as well as a number of independent shops, cafes and restaurants. The Lighthouse Cinema also brings big screen entertainment into the heart of the town. Marina Court is well situated for local transport links, Newquay train station is less than a mile away and there is a bus stop directly outside the development. There is also a free, twice-weekly bus service from Mountwise, just outside Marina Court to Sainsbury's. For those travelling further afield, Newquay Airport provides flights within the UK and to a multitude of different European destinations. Newquay has much to offer, providing both residents and visitors with a vast array of choice in entertainment. There are eleven beaches in Newquay, each offering picturesque coastlines and golden sands from which to enjoy. You can explore the cliff tops, walk along the superb beaches, or visit the many attractions including the Blue Reef Aquarium and Newquay Zoo. At Newquay harbour you can enjoy excursions and fishing trips on the brightly coloured fishing boats. Trenance Gardens and Leisure Park are a mile away from the hustle and bustle of the seafront. Trenance Gardens is picturesque throughout the year and has riding stable's, a restaurant, and a boating Lake. Trenance Leisure Park has something for everyone to enjoy



including a miniature railway, bowling green, tennis centre, pitch and putt, and Waterworld swimming pool.

## No.40

Located on the second floor, this one bedroom apartment has a walk out balcony overlooking the gardens that is accessed from the spacious living room, the kitchen is well equipped with integrated appliances, the double bedroom has a fitted wardrobe and the bathroom has a double width shower cubicle.

## Entrance Hall

Having a solid Entrance door and security spy hole. Walk-in storage cupboard with light, shelving and housing the water cylinder supplying domestic hot water. Further good size storage cupboard and a separate 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

A spacious room with patio door providing direct access to the walk out balcony - perfect for a bistro table to enjoy views over the communal gardens. Ample room for dining conveniently situated by the patio door and room for comfortable seating. Double doors open to the kitchen.

## Balcony

A lovely place to sit out and relax, large enough for a small table and chairs and overlooking the gardens.

## 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

A generously sized double bedroom, neutrally decorated and carpeted throughout. 'Dimplex' panel heater and mirrored built-in wardrobe with hanging space, shelving.

## Shower Room

White suite comprising; double width shower cubicle, WC, vanity wash-basin with under sink cupboard and mirror, light and shaver point above. Electric heated towel rail, emergency pull cord and fully tiled walls.

## 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.



# 1 Bed | £99,000

## Moving Made Easy & Additional Information

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 .
- 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

## 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
- 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: £2,793.95 per annum (for financial year ending 28/02/2026)

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

## Lease

Lease 125 Years from January 2008  
Ground Rent: £730.81 per annum  
Ground rent review: 2038



PRICE  
REDUCED