



McCarthy & Stone

RESALES



2 Marina Court Mount Wise, Newquay, TR7 2EJ
Asking price £139,950 Leasehold

For further details
please call 0345 556 4104

2 Marina Court Mount Wise, Newquay, TR7 2EJ

A One Bedroom GROUND floor RETIREMENT apartment with an OUTSIDE PATIO AREA.** BRAND NEW FITTED CARPETS and REDECORATED throughout**

Introduction

Completed in 2009 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 serving all floors, mobility scooter store, laundry room and a landscaped garden. Further peace-of-mind is found in the service provided by our Resident 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. 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.

This lovely apartment is positioned on the lower ground floor with access to a patio area with the added benefit of access to an additional side area for planting plants. It is a welcoming apartment having been recently redecorated and with new carpets fitted throughout. There is a Living room with patio door to a patio area. The kitchen comprises a range of modern units and integrated appliances which

include an oven, hob, fridge and freezer.

Early viewing advised.

Entrance Hall

Spacious entrance hall with ample wall space for typical hall furniture, with walk-in storage cupboard with light, shelving and housing the boiler supplying domestic hot water, illuminated light switches, meter cupboard with additional storage, apartment security door entry system and intercom. Emergency pull cord.

Lounge

A welcoming room with double-glazed French door leads to patio area. Focal point fire with inset electric fire, TV and BT points, raised electric power sockets. 'Dimplex' panel heater and glazed double doors to kitchen.

Kitchen

With a double-glazed window. Fully fitted kitchen with 'maple' effect wall and base units having granite effect laminated worktops and incorporating a stainless steel sink unit. Excellent range of integrated appliances comprise; 4-ringed hob with extractor hood over, waist level oven and concealed fridge and freezer. Extensively tiled walls and vinyl floor covering.

Bedroom

Double-glazed window, raised power points. TV and BT points. Dimplex panel heater. Fitted wardrobe.

Bathroom

Modern white suite comprising; W.C. vanity wash-basin with undersink cupboard and mirror, light and shaver point over, step in shower with shower screens, electric heated towel rail and electric wall heater, emergency pull cord and fully tiled walls.

Parking

Parking at the development is a permit for which there is a payment of £250. Parking is limited and there may be a waiting list please ask us for further details.

Service Charge

Service Charge

- Cleaning of communal 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 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.

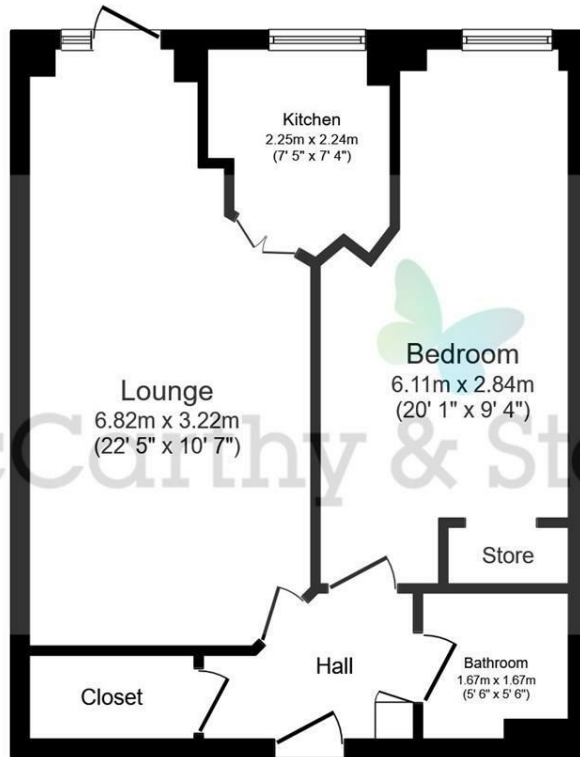
Leasehold

Lease 125 Years from 2008

Ground Rent £425







Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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