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24 Windsor Court Mount Wise, Newquay TR7 2DD

£95,000

A VERY WELL PRESENTED GROUND FLOOR ONE DOUBLE BEDROOM RETIREMENT APARTMENT IN A WELL REGARDED AND SOUGHT AFTER DEVELOPMENT CLOSE TO NEWQUAY TOWN CENTRE.

PROPERTY TYPE: Apartment - Retirement

RECEPTIONS: 1 / BEDROOMS: 1 / BATHROOMS: 1

FEATURES:

- ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- WELL PRESENTED THROUGHOUT
- RESIDENTS PARKING
- COMMUNAL LOUNGE AND LAUNDRY ROOM
- NO ONWARD CHAIN
- EASY ACCESS TO THE TOWN CENTRE
- SPECIFICALLY FOR RESIDENTS AGED 60 AND ABOVE OR AS A COUPLE WHERE ONE IS 55 OR OVER

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DESCRIPTION:

Windsor Court is a popular and well established retirement building specifically for the over 60's positioned in a convenient location close to Newquay town.

It has the benefit of a communal laundry, a welcoming and cosy residents lounge and lovely sunny, sheltered gardens. There's also a guest suite designed for family members to use when visiting relatives. There is a lift to all floors and a live in house manager. For periods when the House Manager is off duty there is a 24 hour emergency call system.

This property is positioned on the ground floor in a quiet, tucked away part of the building.

A particularly spacious hallway provides access to all rooms. The lounge diner which is 17 ft long benefits from a Juliet balcony over looking the communal gardens at the rear of the building.

The kitchen is modern and very well presented with a good range of units and an under counter fridge and freezer. There is an eye level over and electric hob.

The bedroom is a good size with built in mirrored wardrobes.

Across the hallway from the master bedroom, the bathroom is very well presented with a large shower, wc and wash basin.

This apartment has the benefit of a large walk in storage cupboard and a separate cupboard housing the electric meters.

Throughout this property, the windows and upvc double glazed and there is electric heating. The decor and carpets are good quality and the rooms are spacious and well proportioned.

Externally, the communal gardens are beautifully looked after and enjoy all day sun. There is a residents car park available on a first come, first served basis but generally, there is enough parking for the residents who have a car. A bus stops directly outside Windsor Court enabling quick and easy access to the town and shops.

Length of Lease: 125 Years(new in 2000)

Service charge & Ground Rent Info: £3086.00 per year including water rates and buildings insurance.

Ground Rent is £774.00 per year

Freeholder: Estates and Management

Management Company: First Port

Pets are permitted

In summary, this property offers spacious accommodation with a lovely outlook in a very well thought of development close to Newquay town offered with no onward chain.

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Hallway
5.36m x 2.92m (17'7 x 9'7)

Lounge
5.33m x 3.71m (17'6 x 12'2)

Kitchen
2.74m x 1.70m (9'0 x 5'7)

Shower Room
2.79m x 1.68m (9'2 x 5'6)

Bedroom
4.32m x 2.92m (14'2 x 9'7)

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FLOORPLAN:



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92-100) A | | |
| | (81-91) B | | |
| | (69-80) C | | |
| | (55-68) D | | |
| | (39-54) E | | |
| | (21-38) F | | |
| Not energy efficient - higher running costs | (1-20) G | | |
| | | 81 | 88 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (92-100) A | | |
| | (81-91) B | | |
| | (69-80) C | | |
| | (55-68) D | | |
| | (39-54) E | | |
| | (21-38) F | | |
| Not environmentally friendly - higher CO ₂ emissions | (1-20) G | | |
| England & Wales | | EU Directive 2002/91/EC | |

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