



9 Windsor Court, Mount Wise, Newquay, TR7 2DD

**david ball**  
Agencies



This Ground floor apartment is located within a popular retirement building above Newquay Town Centre with a conveniently located bus stop to the front of the building. The property comprises a spacious lounge/dining room, fitted kitchen, shower room and double bedroom. The apartment has uPVC double glazing and electric heating throughout. The building offers residents the use of a communal lounge where daily and weekly events are held including bingo and film nights, a laundry room, gardens, guest suite and parking on site. There is a telephone entry system, 24 hour care line support and a lift to all floors. Early viewing is highly recommended.

## Asking Price £95,000 Leasehold

### Key Features

- Chain Free
- One Double Bedroom
- House Manager
- Electric Heating and Double Glazing
- Viewing Highly Recommended
- First Floor Retirement Apartment
- Fully Fitted Kitchen
- Communal Lounge and Laundry Facilities
- Parking Available
- EPC - C

### Location

This beautifully presented double bedroom retirement apartment can be found on Mount Wise which is at the top of the town in Newquay. The apartments benefits from having communal gardens, laundry room, communal lounge and a guest suite for visitors. There is a house manager and you have the benefit of 24 hours careline support. The town of Newquay benefits from a range of shopping and banking facilities as well as an array of fashionable bars and restaurants. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

### Lounge- diner

**22'11" max x 17'7" max (6.99 max x 5.36 max )**

Double glazed window to the rear south facing elevation. Double glazed door to the gardens. Electric wall mounted heater. Electric fire place. Wooden singled glazed doors opening into kitchen.







### **Shower room**

Walk in shower cubical with mains overhead shower and sliding door screen. Low level WC with dual flush. Wash hand basin set within a vanity unit. Electric wall mounted heater. Fully tiled walls.

### **Kitchen**

**8'11" x 6'2" (2.73 x 1.89 )**

Double glazed window to the rear elevation. A fitted kitchen with a range of base and wall units with roll top work surfaces over inset stainless steel unit with mixer tap. Inset electric oven, hob and extractor. Space for fridge/freezer and washing machine. Part tiled walls.

### **Bedroom one**

**11'3" x 10'0" (3.43 x 3.06 )**

Double glazed window to the southerly facing rear elevation. Electric wall mounted. Fitted wardrobes with bi-folding mirrored doors.

### **Agents note**

The following services can be found at the property: Mains electric, water and drainage, however we have not verified any of the connections. Supplied services and appliances have not been tested by the agent. Prospective purchases are advised to make their own enquiries.

### **Council tax B**

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Current	Potential
77	85
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>	
<p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>	
<p>A (82 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p>	

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01637  
850850

www.davidballagencies.co.uk

e.sales@dba.estate  
34 East Street, Newquay, Cornwall TR7 1BH

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