



26, Penhaven Court, Newquay, TR7 1UJ

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 Agencies



A priced to sell 2 bedroom retirement apartment in need of refurbishment, in a prime central Newquay location, with the town centre accessible via a level walk. With direct access from the apartment out into a south facing communal garden viewing is a must.

## Guide Price £125,000 Leasehold

### Key Features

- CHAIN FREE
- Two bedrooms
- Electric night storage heating
- Over 60's accomodation
- Ground floor apartment
- Direct communal garden access
- Separate kitchen
- Superb location







## Location

Penhaven Court is a popular well located block of retirement apartments situated close to the seafront and the newly re-designed Killacourt with local stools. The apartment benefits from the use of the communal gardens with stunning sea views, lounge area, laundry room and there is a lift and stairs to all floors. There is a house manager in attendance during working hours. Newquay Town Centre offers a comprehensive range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and night clubs. The town also boast an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

## Entrance Hallway

Wooden entrance door leading from communal hall with letter box and security hole. Storage cupboard housing the water tank and shelving. Doors subsequent accommodation.

## Lounge

**15'11" x 12'10" max (4.87m x 3.92m max)**

Electric night storage radiator. Feature tiled electric fireplace with a stone hearth and decorated wooden surround. Aluminium double glazed door leading out into the communal garden. Opening leading to

## Kitchen

**8'0" x 5'5" max (2.46m x 1.66m max)**

Fitted kitchen to include a range of wall base and draw units with roll top work surfaces and in-set stainless steel sink with drainer. Space for under counter fridge freezer. Integrated electric oven with four ring electric hob and extractor hood above.

## Bedroom One

**15'3" x 8'5" max (4.67m x 2.57m max)**

uPVC double glazed window. Built in wardrobe.

## Bedroom Two

**13'10" x 7'3" max (4.22m x 2.21m max)**

uPVC double glazed window.

## Shower room

**6'9" x 5'4" max (2.07m x 1.64m max)**

Double shower unit with mains overhead shower and hand rail. Wall mounted wash hand basin set within vanity unit with a cupboard below. Low level WC. Fully tiled walls. Extractor.

## Communal facilities for the use of residents

- Car park (limited parking available by arrangement)
- Residents lounge, for all residents.
- Visiting family members guest suite
- Two communal laundry rooms
- Communal surrounding garden areas
- Communal lift and stairs to all floors
- Emergency call system
- On site house manager (during working hours)

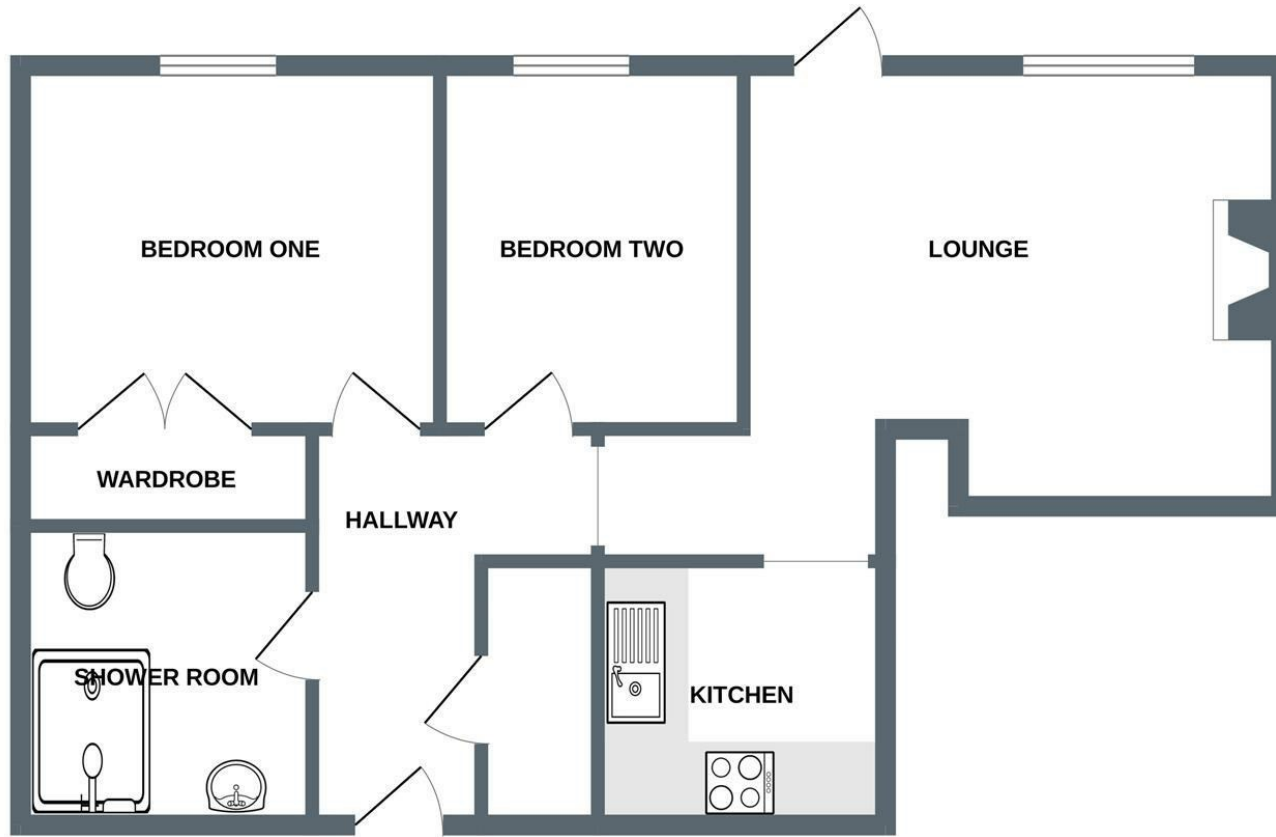
## Leasehold information

Lease: 125 from 1988 (89 years)

Ground rent: £543.38 per annum

Service charge: £5,057.48 per annum including building insurance and water

# 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			<b>78</b>
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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01637 **850850**  
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*Connecting People & Property Perfectly*

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

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