



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

david ball  
Agencies



**CHAIN FREE.** This third 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 two double bedrooms. 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 and a guest suite. There is a telephone entry system, 24 hour care line support and a lift to all floors. Early viewing is highly recommended.

## Guide Price £120,000 Leasehold

### Key Features

- Chain Free
- Retirement Apartment
- Two Double Bedroom
- Well Presented
- South Facing Landscaped Communal Garden
- Spacious Communal Lounge
- House Manager on Site
- EPC - C
- Town Location
- Viewing Highly Recommended

### Agents

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.

### 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 benefit 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.







### Entrance hall

Wooden door to communal hallway. Storage cupboard house hot water system. Additional storage cupboard. Emergency pull cord. Doors to subsequent accommodation.

### kitchen

**8'4" x 7'3" (2.56m x 2.21m )**

Double glazed window to the rear elevation enjoying countrywide views. 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 and freezer. Part tiled walls.

### Lounge / Diner

**17'2" x 10'4" (5.25m x 3.15m)**

Double glazed window to the rear elevation enjoying countrywide views. Electric wall mounted heater. Wooden singled glazed doors to kitchen

### Bedroom one

**11'11" x 9'4" (3.64m x 2.87m)**

Double glazed window to to the front aspect

### Bedroom two

**15'3" x 8'9" (4.65m x 2.69m )**

Double glazed window to the rear aspect

### Shower room

**6'7" x 3'5" (2.01m x 1.06m )**

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.

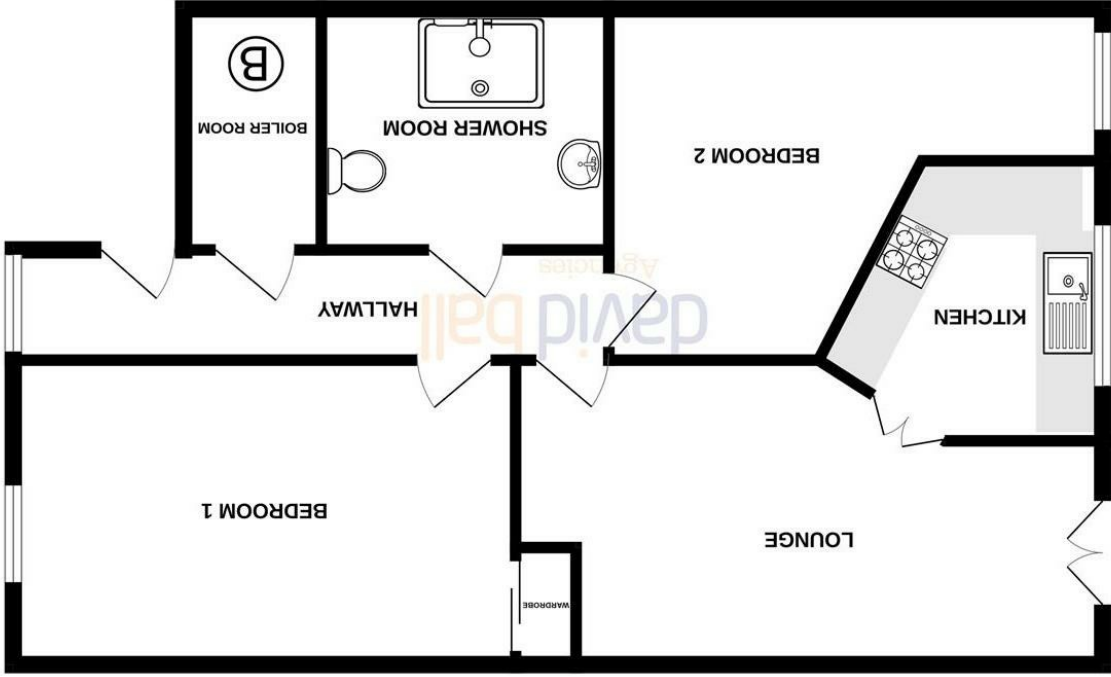
### Exterior

Residents car park with guest parking available. Gardens with residents area.

### Council tax band C





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners 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																											
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