



61 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 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 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.

Offers In The Region Of £95,000

Key Features

- Chain Free
- Retirement Apartment
- Double Bedroom
- Well Presented
- Landscaped Communal Garden
- Spacious Communal Lounge
- House Manager On Site
- Laundry Room
- Town Location
- Awaiting E.P.C.

AGENTS NOTE

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

LOCATION

This beautifully presented one 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 an array of 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 / DINING ROOM

19'5" x 10'0" (5.92m x 3.05m)

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





KITCHEN

7'6" x 7'1" (2.31m x 2.18m)

Double glazed window to the rear elevation enjoying countryside 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.

BEDROOM

15'8" x 8'11" (4.78m x 2.74m)

Double glazed window to the rear elevation enjoying countryside views. Electric wall mounted. Fitted wardrobes with bi-folding mirrored doors.

BATHROOM

Panelled bath with with shower over. Shower screen. Low level WC with dual flush. Wash hand basin set within a vanity unit. Electric wall mounted heater.

EXTERNAL

Residents car park . Communal gardens

LEASEHOLD

Ground Rent per annum £774

Service Charge per annum £3500

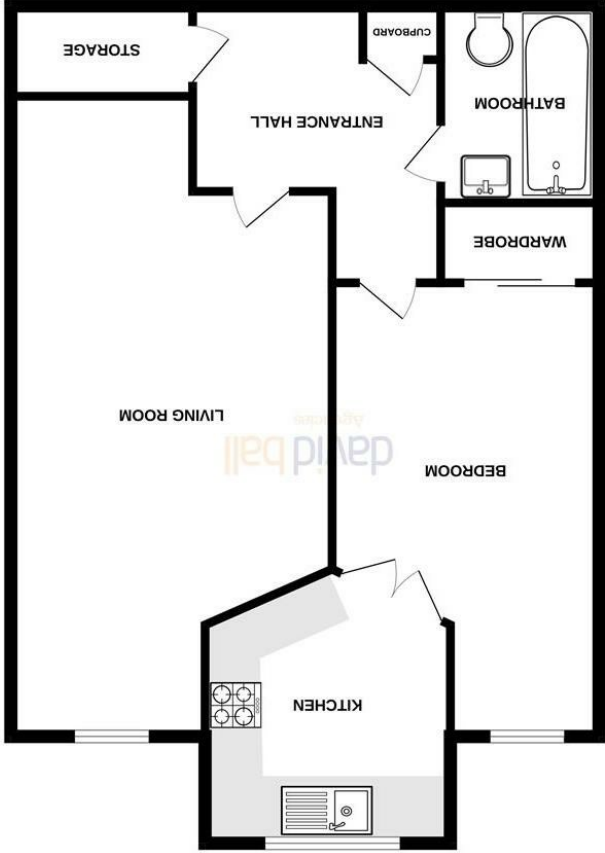
COUNCIL TAX BAND B

SERVICES

The following services can be found at the property : mains electric, mains water and drainage, however, we have not verified any of the connections.



GROUND FLOOR



While every efforting 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 misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.

Made with floorplan 12025

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
A	(82 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Current	73	Potential
	78	