



16 Marina Court, Mount Wise, Newquay, TR7 2EJ

**david ball**  
Agencies

**CHAIN FREE.** This immaculate first 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, bathroom 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.

## £160,000 Leasehold

### Key Features

- Chain Free
- Immaculately Presented
- House Manager
- Viewing Highly Recommended
- Ground rent paid half yearly £247.50 (annual total £495.00)
- Two Double Bedrooms
- Spacious Communal Lounge
- Town Location
- Monthly Service Charge: £309.30 (from March 2023 - Feb 2024)

### Entrance Hall

**14'4" x 5'11" (4.39 x 1.81)**

Wooden door to communal entrance. Electric door entry system. Electric wall mounted heater. Storage cupboards.

### Lounge

**20'3" x 10'9" (6.18 x 3.28)**

Dual aspect double windows. Double glazed door to the rear leading out to private patio. Electric wall mounted heater. Wooden double single glazed doors leading to the kitchen.

### Kitchen

**8'7" x 5'8" (2.62 x 1.73)**

Double glazed window to the front elevation. A fitted kitchen with a range of base, wall and drawer units. Roll top work surfaces with a inset stainless steel sink unit. Integrated four ring hob with extractor fan over and a electric oven. Integrated under counter fridge.





### **Bedroom One**

**17'2" x 9'1" (5.25 x 2.77)**

Double glazed window to the front elevation. Electric wall mounted heater. Fitted wardrobe,

### **Bedroom Two**

**11'3" x 9'1" (3.45 x 2.77)**

Double glazed window to the front elevation. Electric wall mounted heater.

### **Shower Room**

**7'10" x 5'5" (2.40 x 1.66)**

A walk in shower unit with mains overhead shower. Low level WC with cistern. Wash hand basin set within a vanity unit. Fully tiled walls

### **Externally**

Apartment 16 benefits from a private patio area leading from the lounge which enjoys distant sea views and has direct access from the patio to the lawn.

### **EPC Awaiting**





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



GROUND FLOOR

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Energy Efficiency Rating	
Current	Potential
78	79
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>	
<p>Very energy efficient - lower running costs</p> <p>Very energy efficient - higher running costs</p>	
<p>A (82-91)</p> <p>B (69-80)</p> <p>C (55-68)</p> <p>D (39-54)</p> <p>E (21-38)</p> <p>F (1-20)</p> <p>G</p>	

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