



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.

£150,000 Leasehold

Key Features

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

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.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the map(s) contained herein, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as a guide only. It is not to be relied upon for any legal or other purposes and no guarantee is given.

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Energy Efficiency Rating		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Current	Potential	
78	79	