

## 6 Penhaven Court, Newquay, Cornwall TR7 1UJ



### **GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT IN CENTRAL NEWQUAY WITH STUNNING FRONT FACING VIEWS OVER TOWAN BEACH, NEWQUAY BAY AND THE HARBOUR**

- Superb sea views from lounge and bedroom
- Popular centrally located block of retirement apartments
- No onward chain - available immediately
- Short level walk to town centre
- A few steps from the Killacourt and the cliff edge seating
- Electric heating and uPVC double glazing
- Guest suite, laundry and residents lounge
- Communal facilities and house manager

**Reduced To £169,950 Leasehold**

### COMMUNAL FACILITIES

Penhaven Court has the following communal facilities for the use of residents:

- Car park (limited parking available by arrangement)
- Residents meeting lounge, for the use of all residents
- Guest suite for visiting family members
- 2 x communal laundry, including communal maintained appliances
- Communal surrounding garden areas
- Communal lift and stairs to all floors
- Emergency call system
- House manager on site during working hours

### LOUNGE/DINER

18'8 x 11'8 (5.69m x 3.56m)

### KITCHEN

7'2 x 5'2 (2.18m x 1.57m)

### BEDROOM

13'10 x 8'6 (4.22m x 2.59m)

### BATHROOM

6'7 x 5'3 (2.01m x 1.60m)

### TENURE

Leasehold (125 years from 1 November 1988) with a current Annual service charge, including water rates and buildings insurance, amounting to £3125.08. This is paid in two annual instalments of £1562.54 in March and September. Ground rent is payable costing £489.04 per Year, paid twice annually.

Age restricted lease for retirement only. Penhaven Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 43 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various

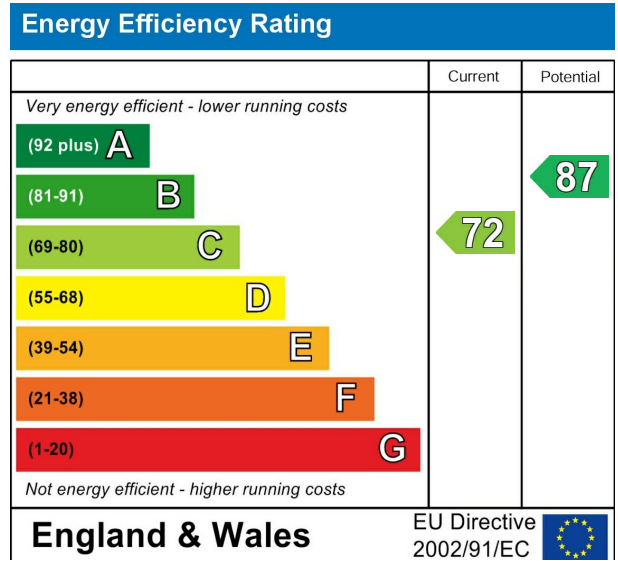
points within the property and the apartments themselves in the case of an emergency. When the Development Manager is off duty, there is a 24hr emergency call service. It is a condition of purchase that residents be over the age of 60 Years, or in the event of a couple, one must be over the age of 60 Years and the other over 55 Years.

### COUNCIL TAX

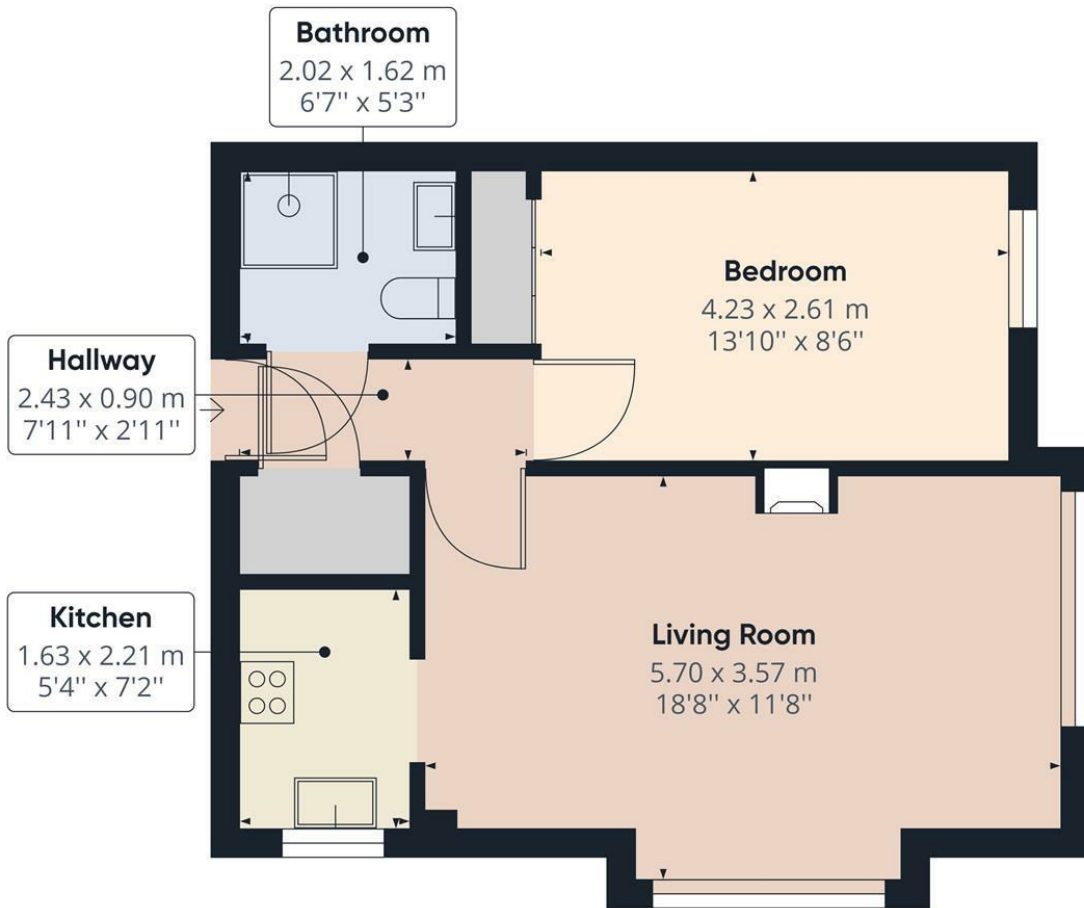
Band B

### SERVICES

Mains water, electricity and drainage.







Approximate total area<sup>(1)</sup>  
42.76 m<sup>2</sup>  
460.26 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

# Start & co

THE NEWQUAY ESTATE AGENT  
[www.starts.co.uk](http://www.starts.co.uk)

12a Cliff Road  
Newquay  
TR7 2NE  
Tel: 01637 875847  
[sales@starts.co.uk](mailto:sales@starts.co.uk)