

## Marina Court Mount Wise, Newquay, Cornwall, TR7 2EJ



**IMMACULATELY PRESENTED | NEW HEATING & FIREPLACE |**  
**Immaculately presented one bedroom retirement apartment**  
**in this popular McCarthy Stone development located just 150**  
**yards from Newquay Town Centre located on the level with all**  
**the communal residents facilities.**

- Newly decorated and carpeted throughout
- Popular retirement development
- 150 yards from Newquay Town Centre
- 24 Hour emergency call system and House Manager
- Large communal lounge and gardens
- One of the best condition retirement apartments available

**Price £129,950 Leasehold**

Marina Court is a desirable McCarthy Stone development a short walk from Newquay Town Centre. The development offers residence independent living for the over 60's with the benefit of a large communal lounge, landscaped gardens, lifts to all floors, mobility scooter store and on site laundry room.

When entering the apartment there is a large storage cupboard housing the electric immersion tank providing the hot water throughout. Further meter cupboard housing the electrical consumer unit and electrical meter, ideal for shoes and coat storage.

The Lounge is in immaculate condition with the addition of new Dimplex dual rate heaters and electric fire place with a dedicated dining area in the window. This leads through to the kitchen which has a range of floor and wall mounted beech kitchen units with an eye height electric oven, four point hob unit with an extractor canopy over and Integral fridge and freezer.

**TENURE**

Leasehold. The property is held on a 125 Year lease from 2008 with an annual Ground Rent of £425 Service charge is set at £2,725.54 Per annum and includes your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

**PARKING**

Parking at the development is by virtue of a permit

for which there is a small one-off payment. Parking is limited and there may be a waiting list.

**SERVICES**

Mains electricity, water and drainage.

**COUNCIL TAX**

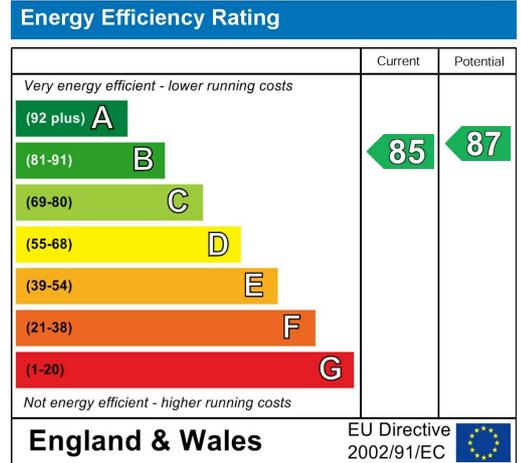
Band B

**BROADBAND AND MOBILE AVAILABILITY**

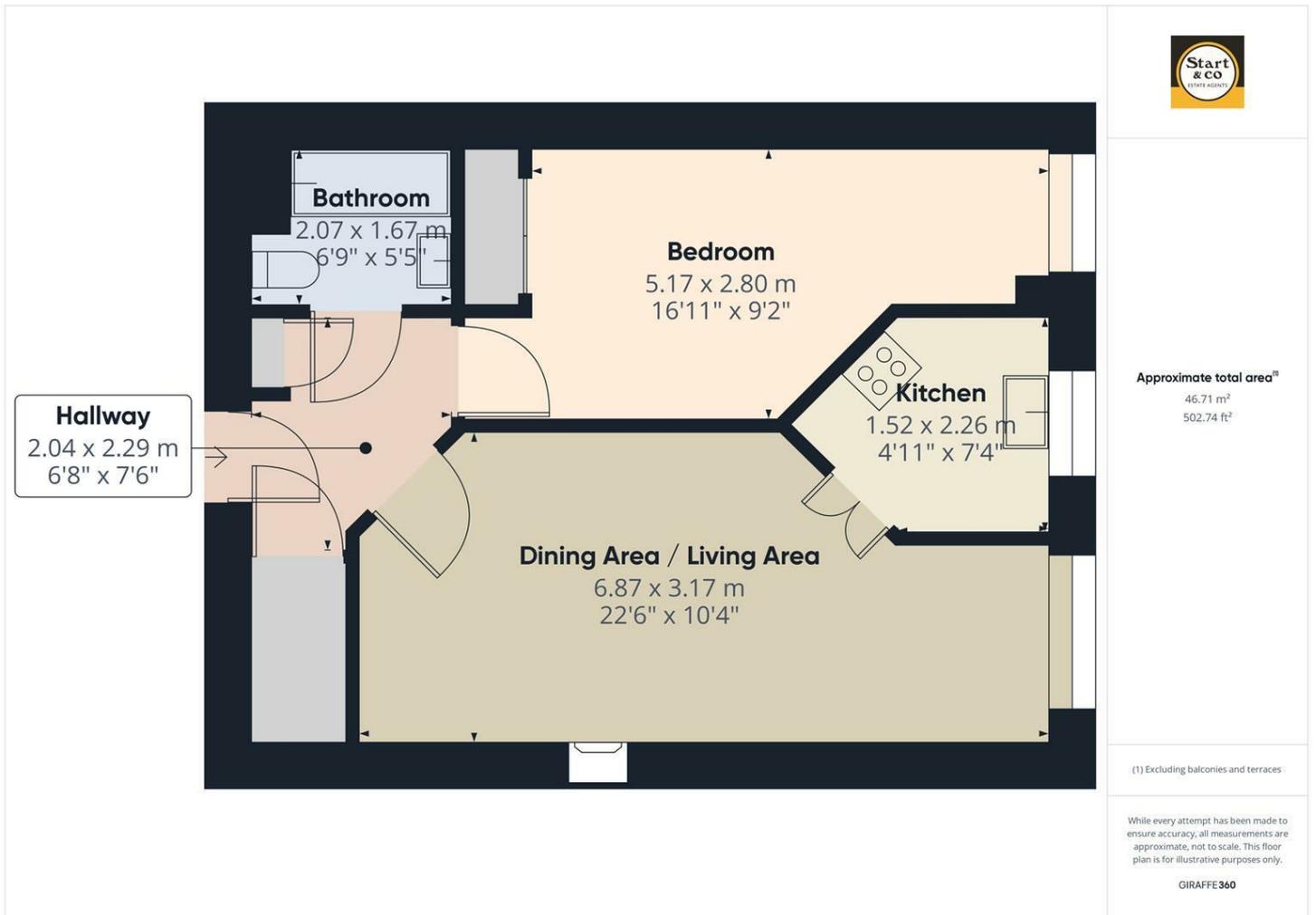
Broadband Download speed: up to 14 Mbps

Mobile coverage: Very good

(Source OFCOM)







# Start & co

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