

52 Windsor Court Mount Wise, Newquay, TR7 2DD



TOP FLOOR APARTMENT WITH BALCONY | 2 DOUBLE BEDROOMS |
Very well presented 2 double bedroom retirement apartment with
a balcony providing partial views over Newquay Town and the
coast in a popular retirement block in a central location.

- Secure intercom door entry
- House Manager on site daily
- Non designated resident car parking on site
- Lounge with front aspect balcony
- Lift to all floors
- Communal lounge, laundry room and landscaped gardens

Price £155,000 Leasehold

No 52 Windsor Court is a lovely two double bedroom retirement apartment well placed at the front of the block with a light and spacious feel and a balcony with some views over the surrounding town and coastline presenting a rare opportunity for a 2 bedroom retirement apartment around the town.

The top floor apartment can be accessed from the communal stairwell or the lift which services all floors. When entering the apartment there is a spacious hall that provides access to all the rooms.

The lounge is neutrally decorated and benefits from the light the large door unit provides which opens onto the balcony. This also leads to the kitchen which has a range of white gloss kitchen units which houses an eye level oven for ease of use. There is ample room for a fridge freezer and recess under the hob which could facilitate a dishwasher if required.

Both bedrooms have ample space for a double bed with the master having a range of mirror fronted built in wardrobes. The property benefits from having a modernised shower room and a separate WC.

TENURE


Leasehold - 125 Year lease from 2000. Annual service charge currently £4,336.56. Annual Ground rent currently £907.16. The service charge covers water charges, block insurance, the use of the communal facilities including the on-site laundry, window cleaning and gardening charges.

SERVICES

Mains Water, electric and drainage

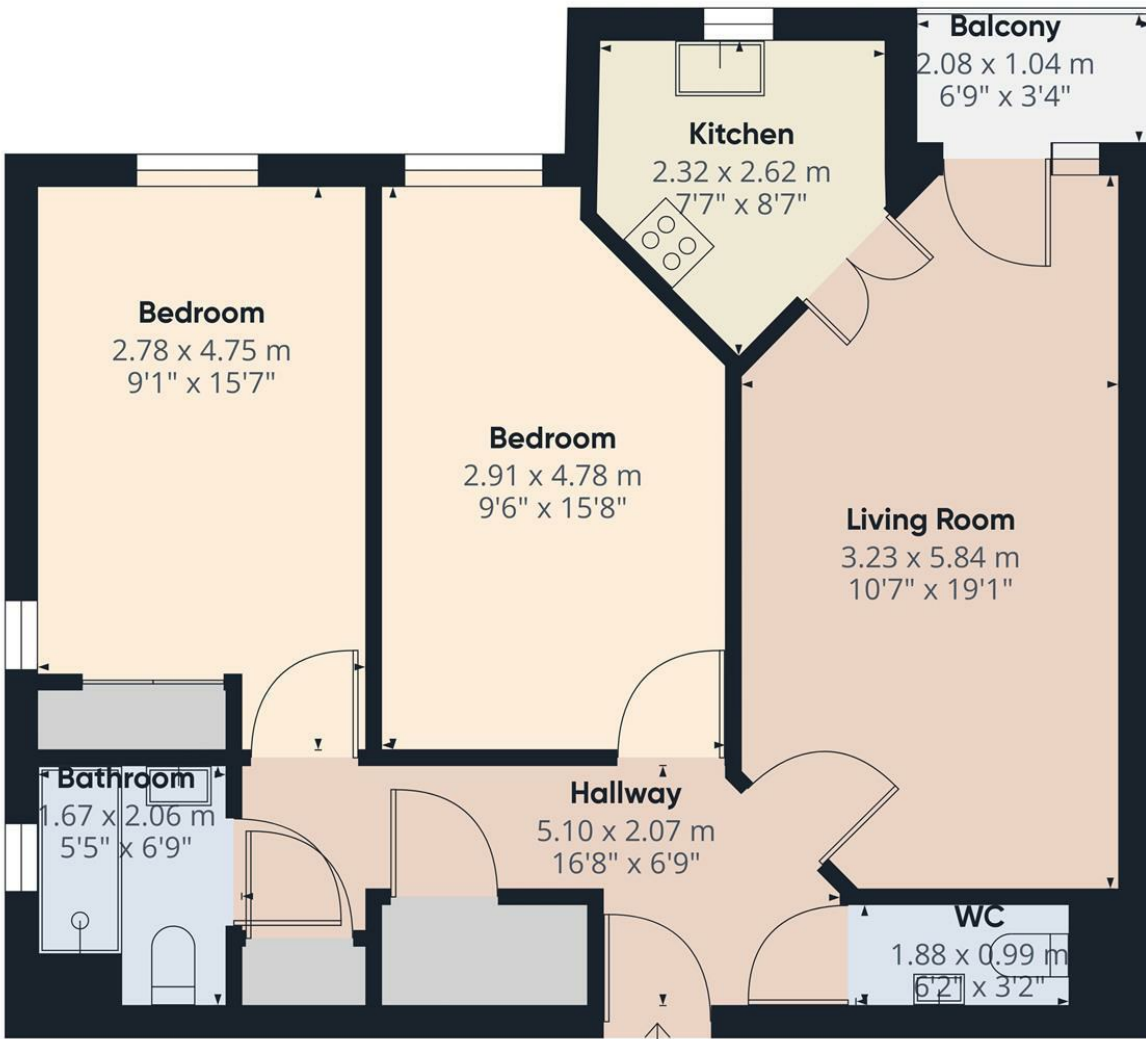
COUNCIL TAX

Band C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	







Approximate total area⁽¹⁾
63.82 m²
686.99 ft²

(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

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