

30 Penhaven Court, Newquay, Cornwall, TR7 1UJ



**RECENTLY DECORATED | BRIGHT DUAL ASPECT APARTMENT |
2 bedroom retirement apartment in central Newquay,
presented in great condition throughout, with views over the
killacourt and towards the harbour, a short level walk to the
town.**

- Views of the Killacourt from lounge/diner
- Guest suite, laundry and residents lounge
- Easy level walk to town
- 2 bedrooms
- Communal facilities and House manager
- Lift to all floors
- Refurbished shower room with walk-in shower
- Well-presented throughout

Price £169,950 Leasehold

30 Penhaven Court is a fabulous 2 bedroom retirement apartment just a stones throw from Newquay Town Centre. The South-westerly aspect of the apartment means you have very light living spaces combined with a view over the popular Killacourt with some partial views out towards Newquay Harbour. The current owner has done lots of work since moving in and the apartment is ready for anyone to move in hassle free.

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

TENURE

Leasehold (125 years from 1 November 1988). Management charges £5174.85 per annum plus ground rent £550 per annum. Age restricted lease for retirement only. Penhaven Court was constructed by Mc Carthy & 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.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

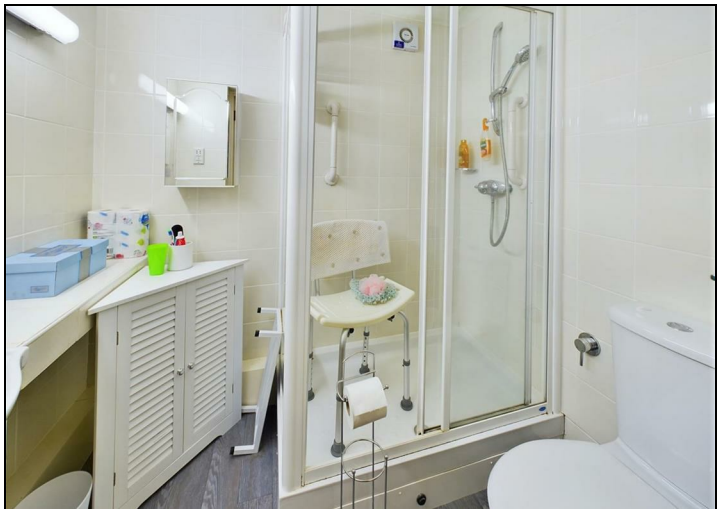
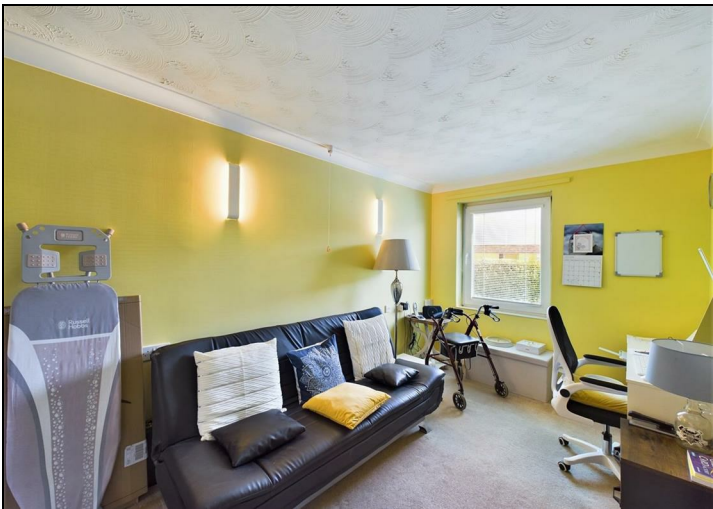
Band C

FURNITURE

Furniture can be included as part of the sale, if required.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area⁽¹⁾
57.12 m²
614.83 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

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk