

11 Penhaven Court, Newquay, TR7 1UJ



GROUND FLOOR APARTMENT | CENTRAL TOWN LOCATION | 1 Bedroom purpose built retirement apartment located in a very popular block presented in a fine condition throughout with a dual aspect light lounge just 50 meters from the town centre.

- 1 Double bedroom with wardrobes
- Guest room, laundry and residents lounge
- Communal facilities and House Manager
- Electric heating
- East & South facing aspect
- No onward chain, available immediately
- uPVC double glazing
- Short level walk to town centre

Reduced To £135,000 Leasehold

No 11 Penhaven court is a lovely 1 bedroom apartment located on the ground floor of the building. Penhaven Court is one of the towns most popular retirement buildings thanks to it's proximity and level walk to the nearby town centre offering a Library, Post Office, Bus Station, Train Station, Supermarkets and Taxi Rank all within a couple of minutes walk.

The property has a large dual aspect lounge with fire and surround with a small kitchen off with a range of kitchen units, electric oven with hob over and full height fridge/freezer. There is a double bedroom with fitted glass fronted wardrobe, a fully tiled shower room with large walk in shower and a storage cupboard located in the hall with ample shelving also housing the water heater for the apartment.

From the apartment, all the communal facilities can be accessed:

- Residents meeting lounge, for the use of all residents with doors to the communal surrounding gardens and seating area
- Guest suite for visiting family members
- 2 x communal laundry rooms, including communal maintained appliances
- Communal lift and stairs to all floors
- Emergency call system
- House manager on site during working hours

TENURE

125 Year from 1988. Ground Rent is currently

£489.04. Service Charge is currently £3270.15 per annum. The service charge includes building insurance, water rates and a house manager.

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.

SERVICES

Mains electricity, water and drainage


COUNCIL TAX

Band B

BROADBAND AND MOBILE AVAILABILITY

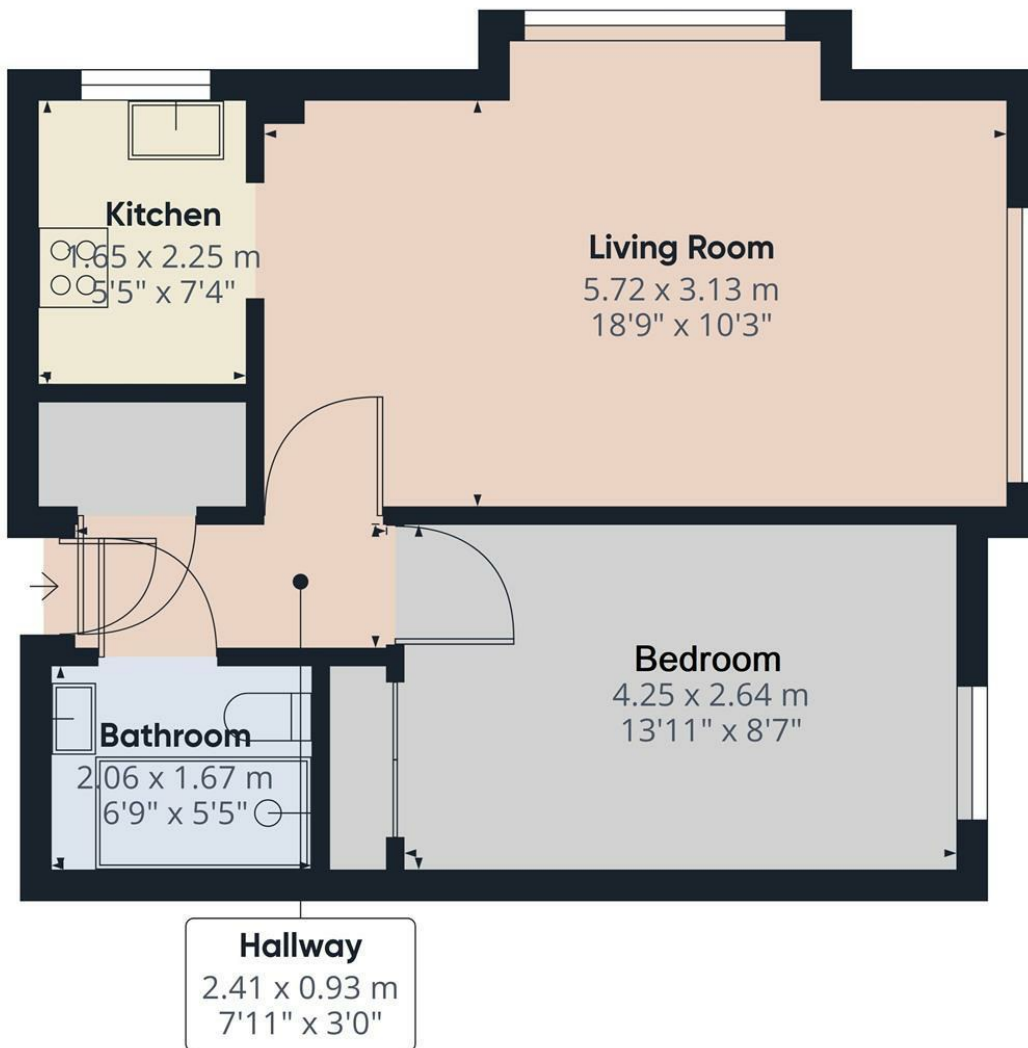
Broadband Download speed: up to 1000 Mbs

Mobile coverage: Very Good (Source OFCOM)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B		72	
(69-80) C			
(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⁾
43.25 m²
465.59 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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