

33 Windsor Court Mount Wise, Newquay, Cornwall TR7 2DD



**A WELL PRESENTED FIRST FLOOR TWO DOUBLE BEDROOM
RETIREMENT APARTMENT WITH COUNTRYSIDE VIEWS LOCATED IN
A WELL REGARDED AND SOUGHT AFTER RETIREMENT BLOCK
CLOSE TO NEWQUAY TOWN CENTRE.**

- Secure intercom door entry
- Communal lounge and laundry room
- First floor two bedroom retirement apartment
- Lift to all floors
- Convenient location close to shops, beaches and transport links
- Guest Suit
- Non designated resident car parking on site
- House Manager on site daily
- Countryside views

Reduced To £117,000 Leasehold

No 33 Windsor Court is a lovely two double bedroom retirement apartment placed on the first floor of this well regarded retirement building. It has a light and spacious feel to the lounge with an inclusion of a Juliet balcony with some views over the countryside.

The owner has recently replaced the carpets and decorated the apartment throughout and has a modern white gloss kitchen with tiled surround presenting a rare opportunity for a well appointed 2 bedroom retirement apartment around the town.

TENURE

Leasehold - 125 Year lease from 2000. Annual service charge currently £4,723.90 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

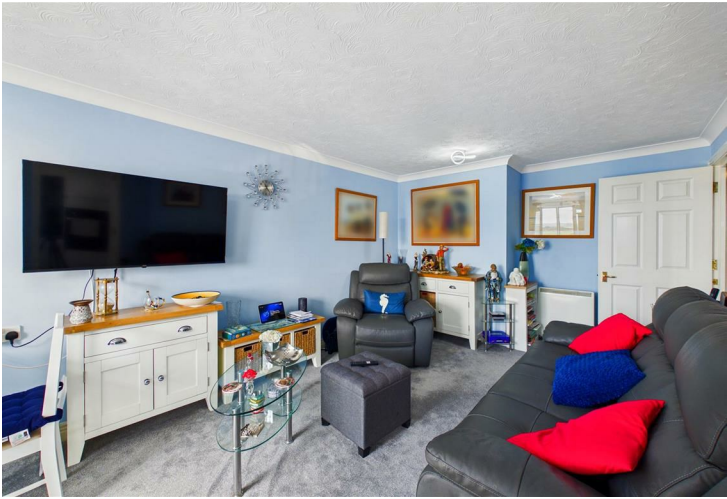
Mains Water, electric and drainage

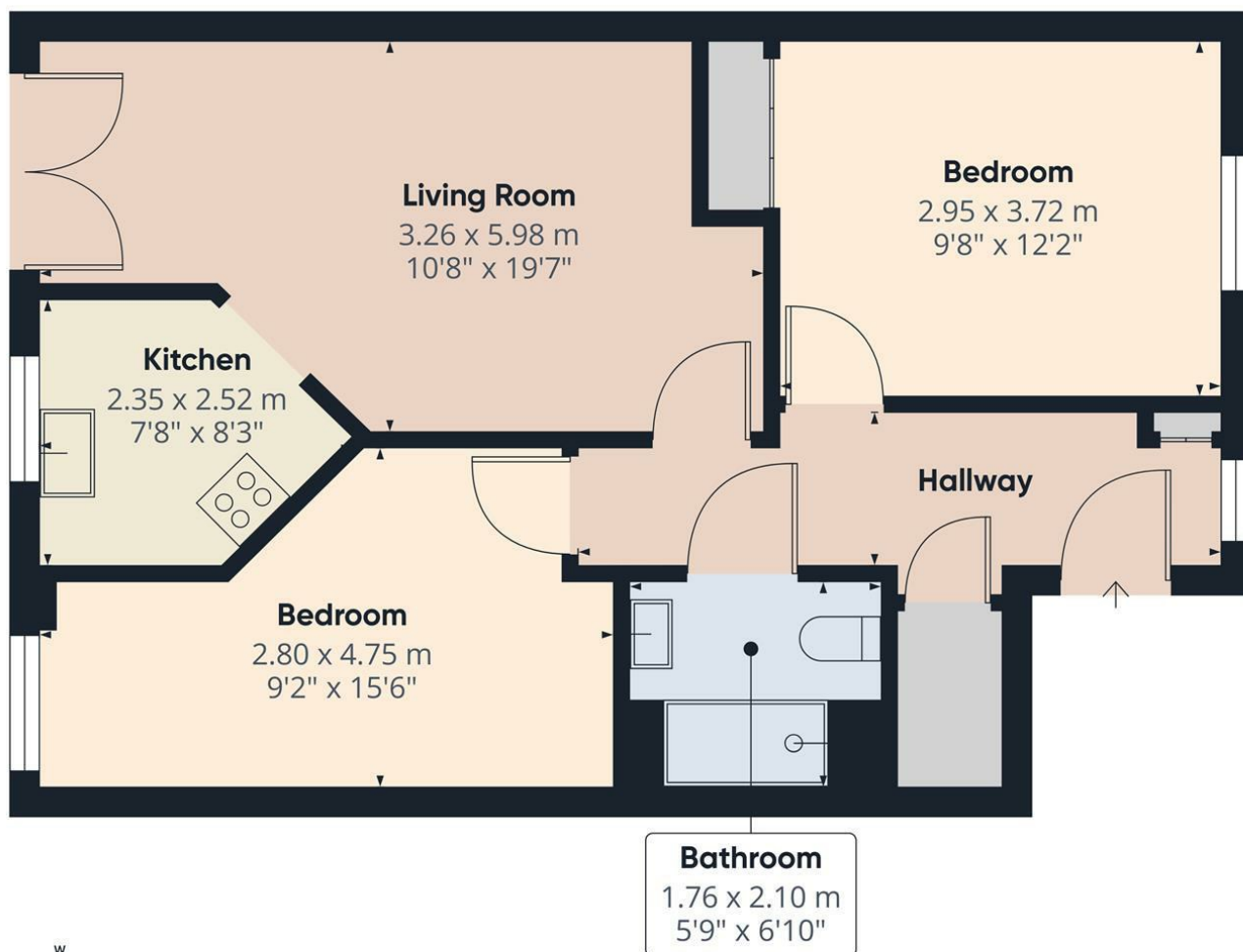
COUNCIL TAX

Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	74	
(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[®]
54.1 m²
582 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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