



67, Windsor Court, Mount Wise, Newquay, TR7 2DD

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**CHAIN FREE** . This well-presented third apartment is situated in a sought-after retirement development above Newquay Town Centre, with a conveniently placed bus stop right outside.

The accommodation includes a generous lounge/dining room, a fitted kitchen, a shower room, and a double bedroom. The property benefits from uPVC double glazing and electric heating throughout.

Residents have access to a welcoming communal lounge with regular social activities such as bingo and film nights, as well as a laundry room, landscaped gardens, and a guest suite for visiting family or friends. The building also provides a secure telephone entry system, 24-hour care line support, and lift access to all floors. Early viewing is strongly advised.

## Asking Price £65,000 Leasehold

### Key Features

- Retirement Apartment
- Well Presented
- Spacious Communal Lounge
- Town Location
- Double Bedroom
- Landscaped Communal Garden
- Laundry Room
- chain free





## LOCATION

This beautifully presented one bedroom retirement apartment can be found on Mount Wise. The apartments benefit from having communal gardens, lift, laundry room, communal lounge and a guest suite for visitors. There is a house manager and you have the benefit of 24 hours careline support. The town of Newquay benefits from a range of shopping and an array of bars and restaurants. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

## LOUNGE / DINER

**12'5" max x 14'1" (3.81m max x 4.30m)**

Double glazed window to the rear elevation enjoying countryside views. Electric wall mounted heater. Wooden singled glazed doors to kitchen.

## BATHROOM

**7'3" x 6'1" (2.23m x 1.87m )**

The bathroom features a panelled bath with a shower over, a hand wash basin, a WC, an extractor fan, and a towel rail.

## KITCHEN

**7'4" x 9'5" (2.24m x 2.88m)**

Double glazed window to the side elevation enjoying countryside views. A fitted kitchen with a range of base and wall units with roll top work surfaces over inset stainless steel unit with mixer tap. Inset electric oven, hob and extractor. Space for fridge and freezer. Part tiled walls.

## BEDROOM

**15'6" x 8'6" (4.73m x 2.60m)**

Double glazed window to the rear elevation enjoying countryside views. Electric wall mounted. Fitted wardrobes with bi-folding mirrored doors.

## EXTERNAL

Residents car park . Communal gardens

## SERVICES

The following services can be found at the property : mains electric, mains water and drainage, however, we have not verified any of the connections.

GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA: 548 sq.ft. (50.9 sq.m.) approx.

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     | Current | Potential |
|                                             | 79      | 81        |
| England & Wales                             |         |           |
| A (82 plus)                                 |         |           |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |