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Perran Lodge Narrowcliff, Newquay TR7 2FT

£215,000

A GROUND FLOOR ONE BEDROOM LUXURY RETIREMENT APARTMENT PRESENTED TO THE HIGHEST STANDARD WITH DIRECT ACCESS TO THE SOUTHERLY FACING GARDENS VIA THE LOUNGE AND BEDROOM WITHIN EASY FLAT WALKING DISTANCE OF CHESTER ROAD AND THE BARROWFIELDS.

PROPERTY TYPE: Apartment - Retirement

RECEPTIONS: 1 / **BEDROOMS:** 1 / **BATHROOMS:** 1

FEATURES:

- LUXURY ONE BEDROOM RETIREMENT APARTMENT
- GROUND FLOOR WITH DIRECT ACCESS TO THE SOUTHERLY FACING GARDEN
- WATER AND HEATING INCLUDED IN SERVICE CHARGE
- GROUND SOURCE CENTRAL HEATING
- FULL TIME HOUSE MANAGER
- GROUND RENT £822.98 PER YEAR PAYABLE BI-ANNUALLY
- SERVICE CHARGE £3441.76 PER YEAR. PAYABLE BI-ANNUALLY
- EASY FLAT WALK TO CHESTER ROAD AND THE BARROWFIELDS
- NO ONWARD CHAIN

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DESCRIPTION:

Perran Lodge is an impressive development of high-quality retirement apartments by Churchill, ideally positioned within easy walking distance of Chester Road and Barrowfields. Built in 2018, it has quickly established itself as one of the most sought-after retirement communities in the area. Residents benefit from close proximity to several beaches, the South West Coast Path, and a convenient bus stop just outside.

Designed for independent living, Perran Lodge is available to those aged 60 and over (or 55 if in a partnership with someone over 60). The development offers a range of excellent facilities, including a wellbeing suite, two guest rooms, a stylish owners' lounge with direct access to a sunny patio and garden, and ample parking for both residents and visitors. Additional features include a secure entry system, a house manager that is on site 5 days a week, a 24-hour care line for out-of-hours support, energy-efficient ground source central heating, and lift access to all floors.

Apartment 3 is situated on the ground floor with direct access to the southerly facing gardens. Larger than average, this property features a welcoming entrance hallway with a useful storage cupboard and access to all rooms. The open-plan lounge diner, and kitchen area is bright and airy, offering plenty of space for both living and dining furniture and the contemporary kitchen is well-equipped with an integrated fridge, freezer, eye-level oven, and electric hob with space for a washer dryer.

The generous double bedroom includes built-in mirrored wardrobes and benefits from the same access to the gardens. Completing the accommodation, the fully tiled shower room features a large walk-in shower, wc, wash basin and heated towel rail.

Presented to a high standard throughout, the apartment offers neutral décor and high quality carpets, making it ready to move straight into with no onward chain.

LEASE DETAILS FOR 2025/2026

999-year lease, new in 2018

Ground Rent: £822.98 per year payable half yearly

Service Charge: £3441.76 per year, payable half yearly

Pets by permission of the House Manager

The service charge covers ground source central heating, hot water, buildings insurance, the services of a full time house manager, the maintenance of the gardens and window cleaning.

In summary, this beautifully presented, turnkey retirement apartment offers comfortable, secure, and convenient living in a highly desirable coastal location.

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Lounge
6.05m x 5.38m max (19'10" x 17'7" max)

Kitchen
2.44m x 2.13m (8'0 x 7'0)

Bedroom
4.04m x 3.10m (13'3 x 10'2)

Shower Room
2.11m x 1.73m (6'11 x 5'8)

Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

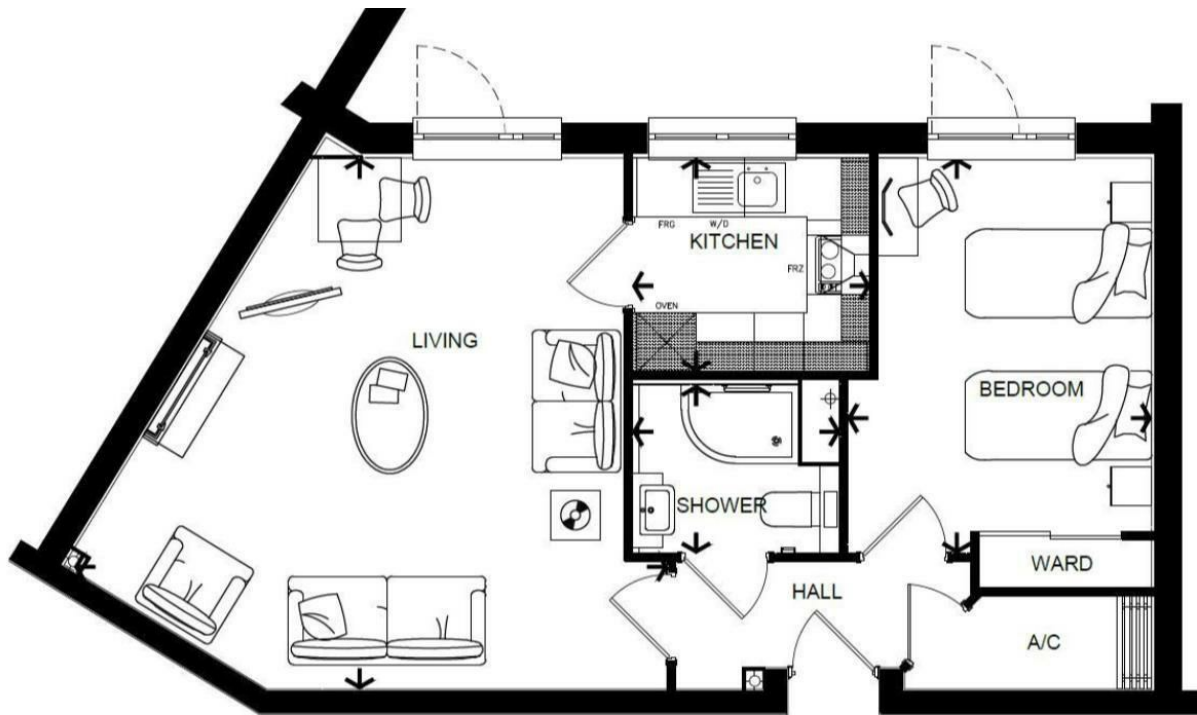
Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:



Living	Width	19'-10" [6060]	max	Length	17'-9" [5420]	max
Kitchen	Width	8'-0" [2430]	max	Length	7'-2" [2180]	max
Shower Room	Width	6'-11" [2120]	max	Length	5'-8" [1715]	max
Bedroom	Width	10'-2" [3105]	max	Length	13'-3" [4035]	max
		7'-8" [2325]	Arrows denote measurement distances			

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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