

Offers Over £190,000 Leasehold

1 Bedroom, Apartment - Retirement

24, Perran Lodge Narrowcliff, Newquay, Cornwall, TR7 2FT

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

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Retirement Property Specialists

Perran Lodge

Perran Lodge is a stylish development of 48, one and two-bedroom retirement apartments located on Narrowcliff with glorious uninterrupted sea views. Newquay is situated on the North Atlantic coast of Cornwall and the town has picturesque coastlines and beautiful open spaces to explore.

Perran Lodge is well located for a good selection of local shops and amenities including a Post Office, a Bank, Pharmacy, Doctors Surgery, Bakery, Beauticians and Hairdressers. The town centre is a short distance away for shopping and entertainment, offering a more comprehensive range of amenities, with a mix of national and local retailers, The Lane Theatre and Lighthouse Cinema.

Perran Lodge enjoys sea views across the Barrowfields and further along the coast to Lusty Glaze. The town's railway station is half a mile away and has a branch line service to the main line at Par. Local buses also stop close to the development and Cornwall Airport is just under 5 miles away.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Perran Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Perran Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Perran Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.







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Property Overview

DRAFT PARTICULARS - Awaiting verification from the seller

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY & SEA VIEWS

This delightful one bedroom apartment is conveniently located for the lift and stairs, providing easy access within the development. The property is presented in excellent order throughout and is offered with vacant possession and no onward chain.

The Living room provides ample room for both living and dining furniture. Double French doors open onto a private balcony, where delightful sea views can be enjoyed, and windows provide lots of natural light.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob, washer/dryer, fridge and frost-free freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. A large window with a four-pane layout keeps this lovely bedroom bright and airy.

The Shower Room offers a curved shower enclosure with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

Call us today to book your viewing!







Features

- One bedroom first floor apartment with balcony
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park & Buggy store with charging points
- Close to the town centre & excellent transport links
- Lift to all floors
- No onward chain
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year ending 31st May 2027) £3,441.76 per annum.

Ground rent £822.98 per annum. To be reviewed June 2032.

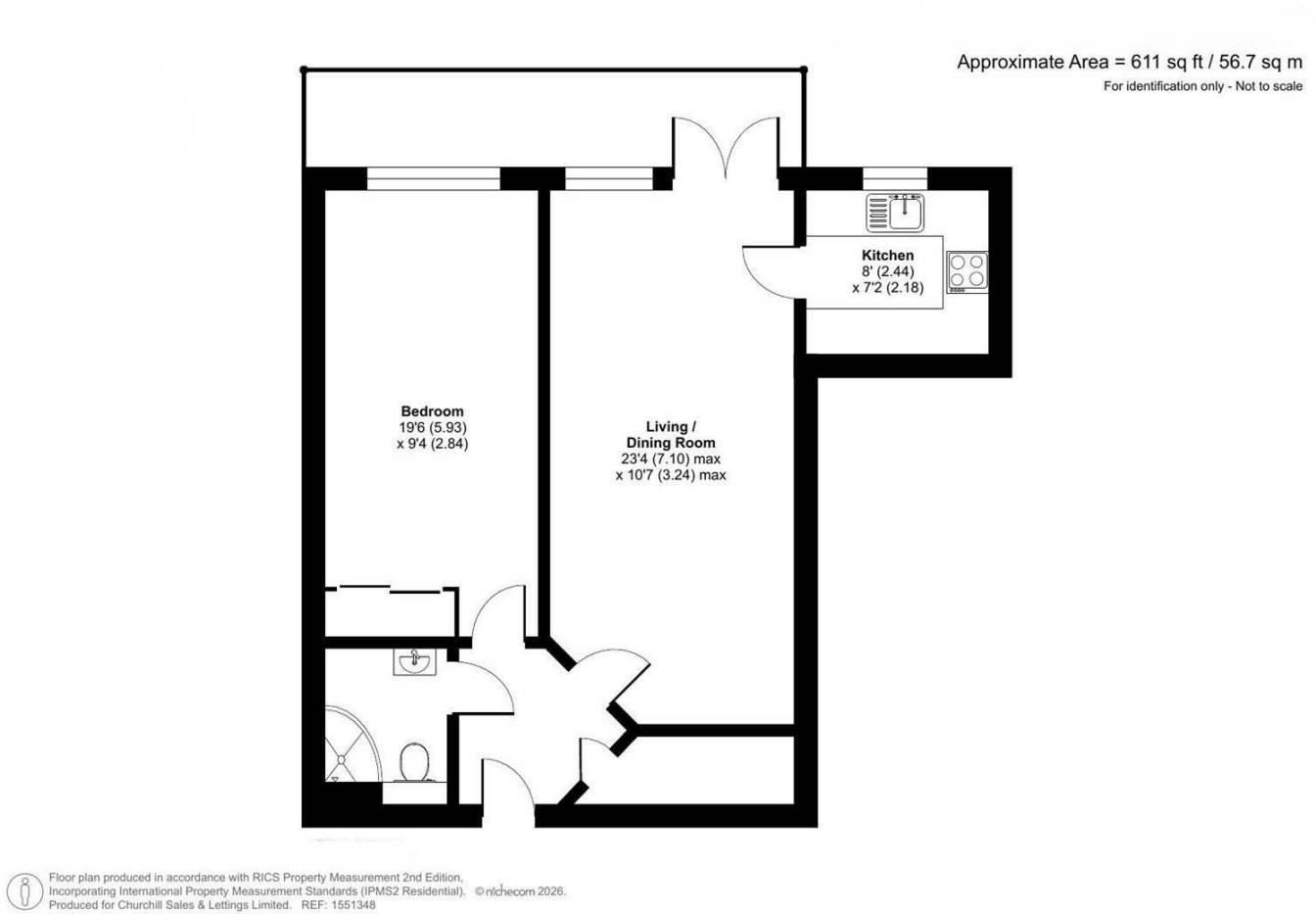
Council Tax Band B

999 year Lease commencing June 2018

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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