



NEWQUAY
PROPERTY
CENTRE

32 Marina Court 9-19 Mount Wise, Newquay
£115,000

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Newquay

A SUPERB ONE BEDROOM RETIREMENT APARTMENT WITH A RARE AND HIGHLY SOUGHT AFTER LAYOUT. BOASTING A LARGER THAN AVERAGE LOUNGE/DINER WITH DISTANT SEA VIEWS OVER NEWQUAY BAY, A SEPARATE FITTED KITCHEN, GENEROUS DOUBLE BEDROOM AND MODERN SHOWER SUITE WITHIN THE PRESTIGIOUS MARINA COURT DEVELOPMENT.

- DESIRABLE RETIREMENT APARTMENT FOR OVER 60S
- SOUGHT AFTER, LARGER THAN AVERAGE DESIGN
- MUCH LARGER THAN AVERAGE LOUNGE
- DISTANT SEA VIEWS OVER NEWQUAY BAY
- SEPARATE "SQUARE SHAPE" FITTED KITCHEN
- GENEROUS DOUBLE BEDROOM
- FITTED MIRRORED WARDROBES INCLUDED
- MODERN FULLY TILED SHOWER ROOM
- EXCELLENT COMMUNAL FACILITIES AND LIFT
- ALL MAINS SERVICES



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Marina Court is one of Newquay's most sought-after retirement developments, purpose built by McCarthy & Stone and conveniently positioned on Mount Wise, within close proximity of the town centre, beaches, shops and local amenities.

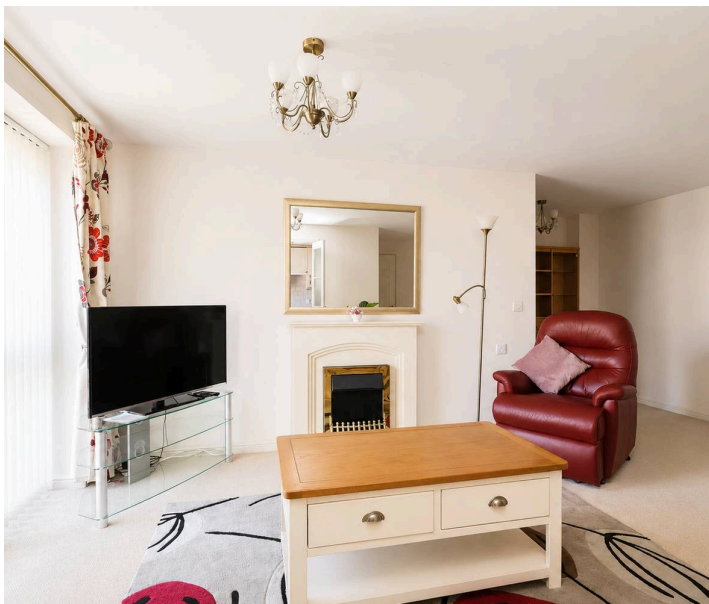
Designed exclusively for the over 60s, residents enjoy a wonderful balance of independence and security, with excellent communal facilities including a residents' lounge, lift access, guest suite, laundry room, landscaped gardens, House Manager and 24-hour emergency Careline system.

Number 32 occupies a particularly favourable position within the development on the second floor and benefits from what is considered to be one of the most desirable one-bedroom layouts available.

Unlike many apartments of this type, the accommodation offers a significantly larger living space together with a separate square shaped kitchen, creating a far more practical and comfortable home.

The welcoming entrance hall provides access to all rooms and has a storage alcove. The standout feature is undoubtedly the impressive lounge and dining room, which is noticeably larger than the standard design within the development. There is ample space for both living and dining furniture, whilst the elevated outlook from, full heights windows provide delightful distant views across Newquay Bay, adding a wonderful coastal backdrop to everyday living.

The kitchen is accessed separately from the living room and is arranged in a more traditional



The kitchen is accessed separately from the living room and is arranged in a more traditional square configuration, offering superior workspace and storage compared with many similar apartments. It is fitted with a comprehensive range of units and integrated appliances.

The bedroom is an excellent sized double room and benefits from a full range of fitted mirrored wardrobes, together with some optional additional bedroom if desired.

Completing the accommodation is a stylish, fully tiled shower room featuring a modern double width shower enclosure, WC, wash basin and a particularly useful large airing cupboard.

Properties with this layout are seldom available and therefore expected to be highly sought after by comparison, offering significantly more living space than most one-bedroom retirement apartments. Combined with the distant sea views, excellent facilities and convenient location, this is a fantastic opportunity for those seeking comfortable retirement living in one of Newquay's premier developments.

Immaculate throughout with clean, modern décor, high performance night storage heating and UPVC double glazing throughout. Residents parking is available on as permit basis and subject to availability at the prevailing time owing to limited spaces.

Lease Details: The property is held on the remainder of a 125-year lease, with approximately 107 years remaining. The ground rent is currently £730.82 per annum, and the service charge is £2,870.88 per annum. The service charge includes buildings insurance, water rates, and the use, maintenance, and upkeep of all communal facilities and services, providing excellent convenience, peace of mind, and good overall value.



Agent's Note: Marina Court is an age restricted retirement development where at least one resident must be aged 60 or over, with any second resident aged 55 or over.

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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

Hallway

10' 2" x 3' 4" (3.10m x 1.02m)

Plus alcove

Lounge/Diner

20' 0" x 17' 1" (6.10m x 5.21m)

T-Shaped Max

Kitchen

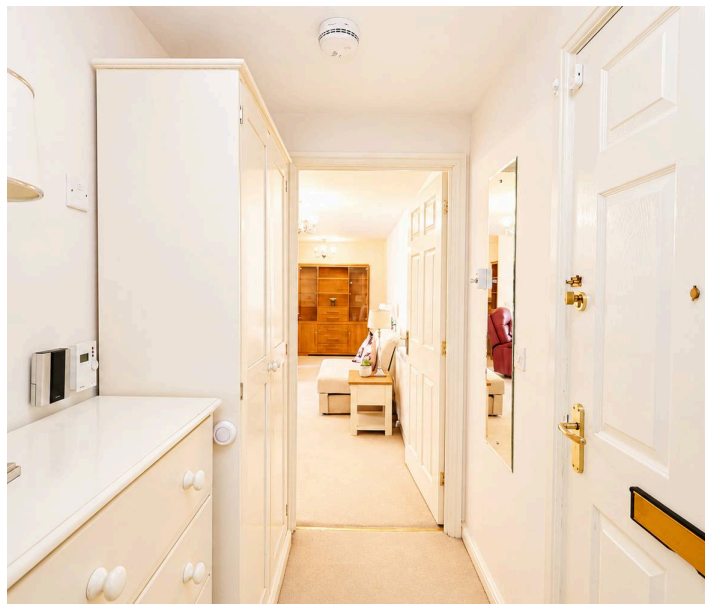
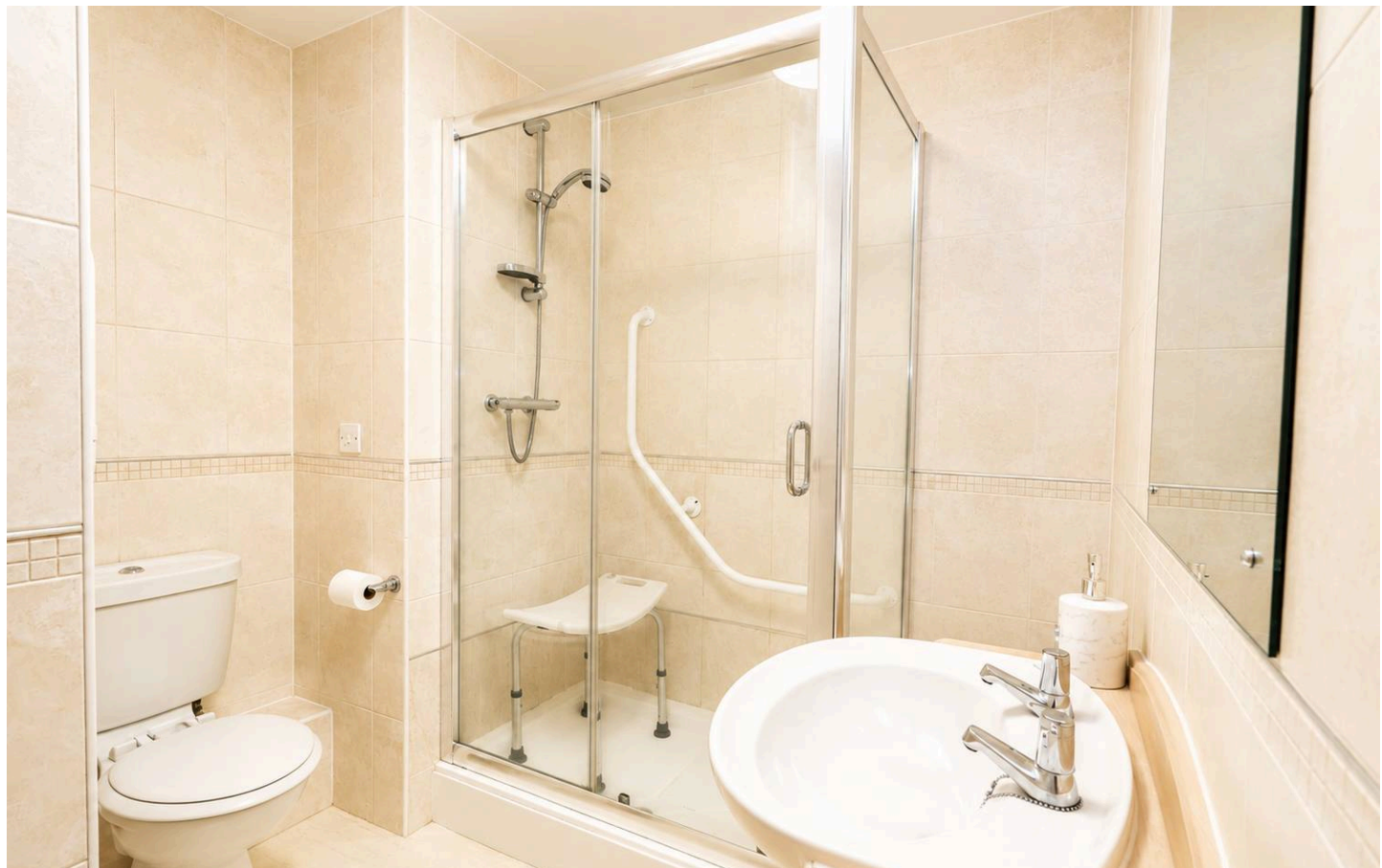
9' 0" x 5' 7" (2.74m x 1.70m)


Bedroom

12' 4" x 9' 2" (3.76m x 2.79m)

Shower Room

8' 8" x 7' 2" (2.64m x 2.18m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

2ND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.4 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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