



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

**david ball**  
Agencies

**CHAIN FREE.** This third floor apartment is located within a popular retirement building above Newquay Town Centre with a conveniently located bus stop to the front of the building. The property comprises a spacious lounge/dining room, fitted kitchen, shower room and double bedroom. The apartment has uPVC double glazing and electric heating throughout.

The building offers residents the use of a communal lounge where daily and weekly events are held including bingo and film nights, a laundry room, gardens and a guest suite. There is a telephone entry system, 24 hour care line support and a lift to all floors. Early viewing is highly recommended.

## £100,000 Leasehold

### Key Features

- Chain Free
- Double Bedroom
- South Facing Landscaped Communal Garden
- House Manager On Site
- Town Location
- Retirement Apartment
- Well Presented
- Spacious Communal Lounge
- EPC - C
- Viewing Highly Recommended

### AGENTS NOTE

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

### LOCATION

This beautifully presented one bedroom retirement apartment can be found on Mount Wise which is at the top of the town in Newquay. The apartments benefit from having communal gardens, 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 banking facilities as well as an array of fashionable 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.

### ENTRANCE HALL

**7'09 x 6'10 (2.36m x 2.08m )**

Wooden door to communal hallway. Storage cupboard house hot water system. Additional storage cupboard. Emergency pull cord. Doors to subsequent accommodation.





## **LOUNGE DINING ROOM**

**19'05 x 10;08 (5.92m x 3.05m;2.44m )**

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

## **KITCHEN**

**7'07 x 7'02 (2.31m x 2.18m)**

Double glazed window to the front 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**

**15'08 x 9'00 (4.78m x 2.74m)**

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

## **SHOWER ROOM**

Walk in shower cubical with mains overhead shower and sliding door screen. Low level WC with dual flush. Wash hand basin set within a vanity unit. Electric wall mounted heater.

## **LEASEHOLD INFORMATION**

Ground Rent per annum £774

Service Charge per annum £3500

## **SERVICES**

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

## **COUNCIL TAX BAND B**



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e.sales@dba.estate  
34 East Street, Newquay, Cornwall TR7 1BH



SECOND FLOOR

While every effort has been made to ensure the accuracy of the layout contained here, measurements provided are approximate. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been visited and no guarantee is made as to their operation or energy use given.

Energy Efficiency Rating	
Current	Potential
80	83
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (1-20)	
Not energy efficient - higher running costs G	

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