

Apartment 37, Perran Lodge Narrowcliff, Newquay, TR7 2FT



WELL PRESENTED UPPER FLOOR ONE BEDROOM RETIREMENT APARTMENT IN THIS PRESTIGIOUS AND POPULAR RECENTLY CONSTRUCTED DEVELOPMENT CLOSE TO SHOPS AND THE SEA

- Recently constructed prestige block
- Living Room with Juliet balcony enjoying South facing rural views
- FANTASTIC COMMUNAL FACILITIES WITH REGULAR SOCIAL EVENTS
- Convenient location close to shops and town
- AS NEW condition throughout
- 24 hour careline system and lodge manager available 5 days a week with excellent security
- Vacant Possession
- Double Bedroom and Shower Room
- Guest suite available for family and friends along with access to suites in all Churchill Living developments
- Large communal car park

Reduced To £215,000 Leasehold

Like new condition 1 bedroom upper floor retirement apartment in one of Newquay's most prestigious retirement blocks. Perran Lodge has become a very popular thanks to the proximity both to Chester Road shopping complex and Newquay Town Centre providing level access to both whilst also offering a level walk to the protected Barrowfields and a bus stop. Perran Lodge has exemplary communal facilities with well kept gardens, a large communal lounge with coffee bar and a wellbeing centre where residents can have treatments including hair dressing. The development has a generous communal car park, a covered buggy park (with electricity for charging), a guest suite and internal bin storage. Although designed for residents to be as independent as they wish, Perran Lodge has the safety and security of all residents in mind with all apartments having an emergency Careline system installed, monitored by the onsite Lodge Manager and Careline team 24/7.

This 465 sqft apartment is bathed in light with most of the windows facing South and the lounge having the added benefit of an extra side window. The carpets, decoration and fittings therein are all in excellent condition and it is considered that the apartment is ready to move straight in.

TENURE

Leasehold. 999 Year lease from 29th June 2018.

AGE

Retirement specific. The primary resident must be over 60 with a secondary resident able to reside from the age of 55.

PARKING

Large residents car park provided on a first come first served basis.

ACCESS

Secure locked video entrance system to each flat with lifts to all floors and a daytime house manager.

SERVICES

Mains electricity (via meter) and drainage. Water and Heating included in the service charge.

COUNCIL TAX


Band B

GROUND RENT

£575 per annum, payable half yearly in advance.

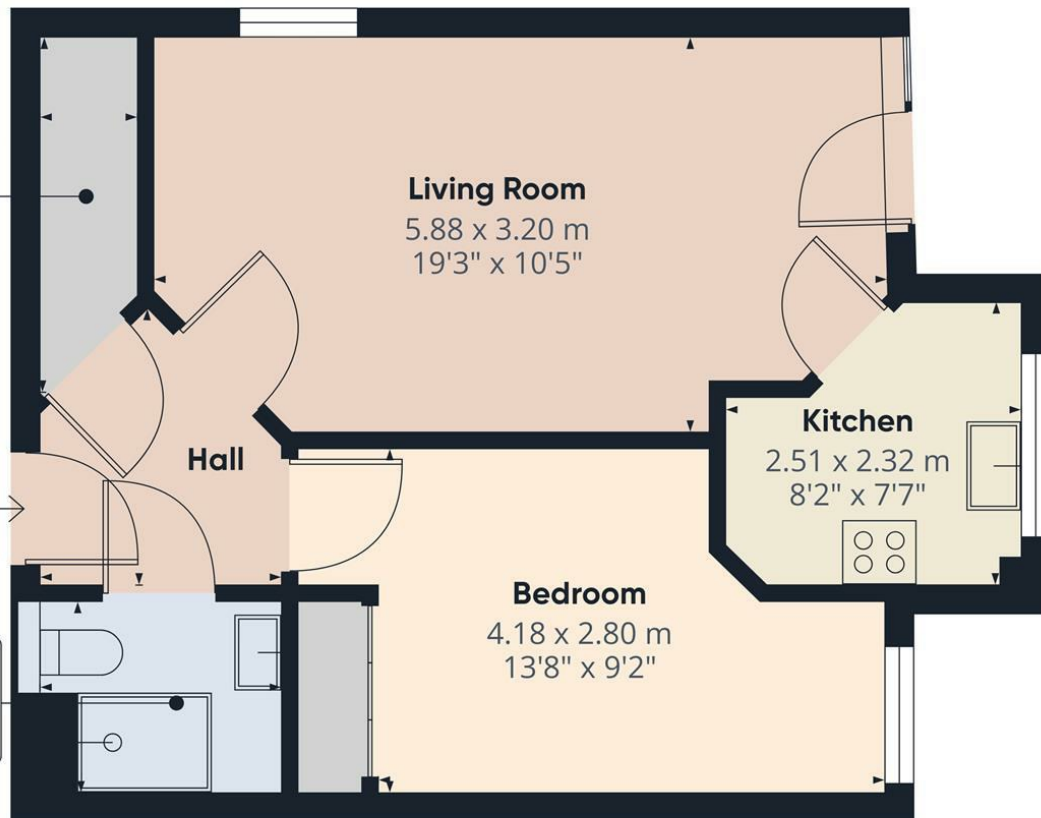
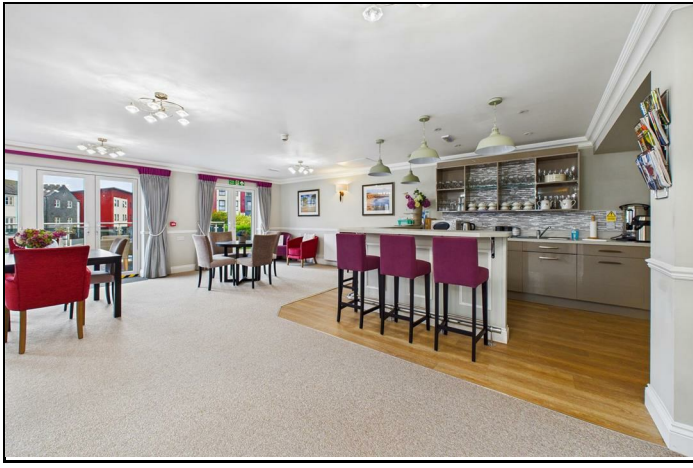
SERVICE CHARGE

£3394.16, payable half yearly in advance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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 	







Approximate total area⁽¹⁾
43.2 m²
465 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Start & co

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