



, Mount Wise, Newquay, TR7 2DD

david ball
Agencies

This well-presented first-floor apartment is situated within a popular residential development conveniently located above Newquay Town Centre, with a bus stop directly outside the building.

The property comprises a spacious lounge/dining room, fitted kitchen, shower room and two bedrooms. It benefits from uPVC double glazing and electric heating throughout.

Residents have access to a range of communal facilities, including a comfortable lounge where regular daily and weekly activities are held, such as bingo and film nights. Additional facilities include a laundry room, well-maintained gardens and a guest suite.

The building also benefits from a telephone entry system, 24-hour Careline support and a lift providing access to all floors.

Asking Price £105,000 Leasehold

Key Features

- RETIREMENT PROPERTY
- TWO GOOD SIZED BEDROOMS
- LANDSCAPED GARDENS
- LAUNDRY ROOM
- HOUSE MANAGER
- GREAT LOCATION
- COMMUNAL LOUNGE
- PARKING





LOCATION

This beautifully presented two bedroom retirement apartment can be found on Mount Wise. The apartments benefit from having communal gardens, lift, 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 an array of 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.

THE PROPERTY

The property is accessed from the communal hallway, leading into a welcoming entrance hall with two useful storage cupboards, one of which houses the hot water system. There is also an emergency pull cord and access to all rooms.

The fitted kitchen comprises a range of wall and base units with roll-top work surfaces, an inset stainless steel sink with mixer tap, electric oven, hob and extractor, along with space for a fridge and freezer. The walls are part tiled, and a double-glazed window provides lovely far-reaching views over the surrounding countryside.

The spacious lounge/diner benefits from a double-glazed door with Juliet balcony, again enjoying pleasant countryside views. There is also an electric wall-mounted heater and an internal door leading through to the kitchen.

There are two good-sized double bedrooms. Bedroom one benefits from a rear-facing window, while bedroom two also enjoys a pleasant outlook over the rear of the property.

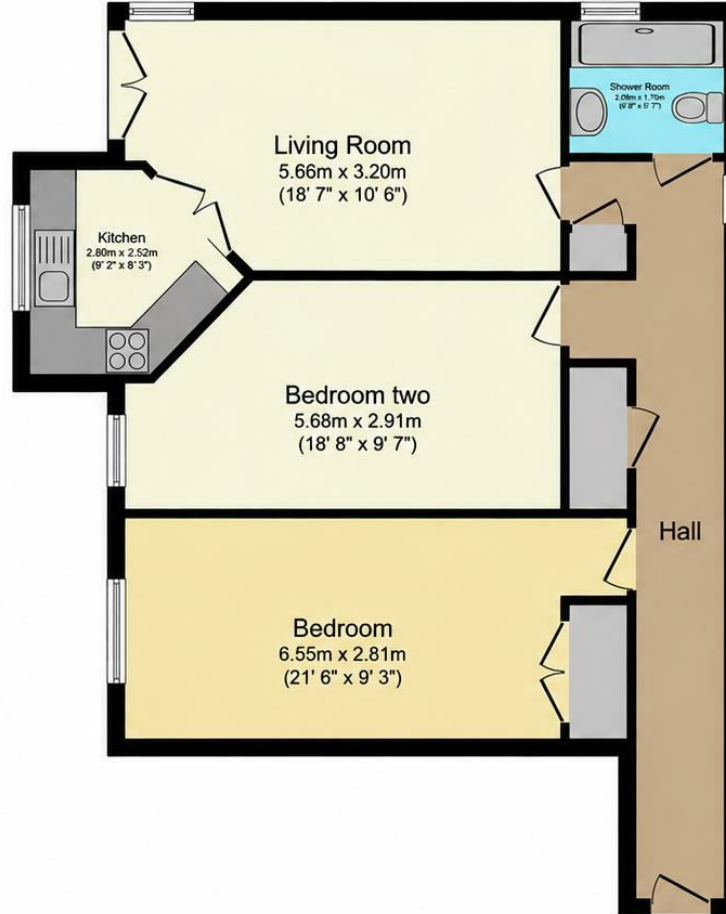
The shower room comprises a walk-in shower cubicle with mains-fed overhead shower and sliding screen, a low-level WC with dual-flush system, and a wash hand basin set within a useful vanity unit. There is also an electric wall-mounted heater.

EXTERIOR

There is a residents car park with additional guest parking and well-maintained communal gardens.

SERVICES

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



Disclaimer: This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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