Asking Price £345,000 Leasehold

2 Bedroom, Apartment - Retirement

31, Mounts Bay Lodge New Town Lane, Penzance, Cornwall, TR18 2FJ

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Mounts Bay Lodge

Mounts Bay Lodge is a striking development of 51 one and two-bedroom apartments found in the historic town and port of Penzance. These beautiful apartments benefit from the most sought after views of the harbour, far reaching towards St Michael's Mount. Mounts Bay Lodge is ideally located for the town centre and has easy access to many local amenities. It is just a short walk to Market Jew Street and Alverton Road, which boast a wide selection of independent stores, including a butchers, bakers, delicatessen and fishmongers, all providing locally sourced food. Penzance holds a Country Market every Thursday and a Farmers' Market each Friday, with stalls offering fresh produce, crafts, flowers and plants.

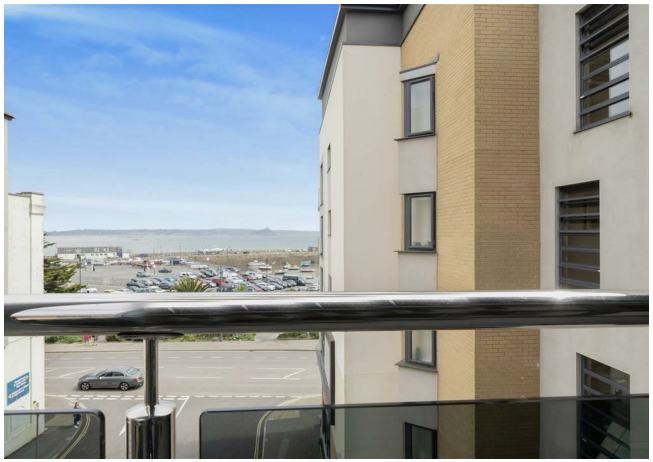
Getting out and about couldn't be easier. Penzance is well served by public transport around the town, along with scheduled journeys to other towns and cities. The town has good transport links and can be accessed easily by car and by train. By road the A30 serves as the main link between Cornwall and the Northern Counties, and by rail Penzance is the starting station on the Cornish mainline, ending in Plymouth, with frequent train services operated by First Great Western. Newquay Airport is situated 40 miles North-East of Penzance and has flights to a number of UK destinations as well as some to mainland Europe.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange 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 of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.
Mounts Bay Lodge has been designed with safety and security at the forefront, all apartments and communal areas have 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.

Mounts Bay 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.

Mounts Bay Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview

TWO BEDROOM THIRD FLOOR RETIREMENT APARTMENT WITH BALCONY AND SEA VIEWS

Welcome to Mounts Bay Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom third floor apartment. The property is conveniently located near the lift and stairs and is presented in good order throughout.

The Living Room is generous in size offering ample space for living and dining room furniture. There is a feature electric fireplace with attractive surround and a french door opens to the owners private balcony with sea views as well as providing lots of natural light.

The Kitchen is accessed via the Living Room and 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 with extractor hood over, washer/dryer, fridge and freezer. A window provides light and ventilation.

Bedroom One is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required and a window keeps this lovely bedroom bright and light.

Bedroom Two is another generous double room that could also be used as a separate Dining Room, Study or Hobby Room.

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

A separate WC is located off the hallway offering a WC, heated towel rail and wash hand basin.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Mounts Bay Lodge!

Features

- Two bedroom third floor apartment with balcony and sea views
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Lift to all floors
- Landscaped grounds
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country

Key Information

Service Charge (Year Ending 31st May 2027) £5,281.24 per annum.

Ground Rent: £886.90 per annum. To be reviewed June 2031

Council Tax Band C

125 year Lease commencing 2017

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, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 808 sq ft / 75 sq m

For identification only - Not to scale

EPC Rating: C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1284830

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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