

49, Marina Court 9-19, Mount Wise, Newquay, TR7 2EJ

david ball
Agencies

Positioned on the top floor, this one-bedroom retirement apartment enjoys an attractive outlook over the development's entrance and is ideally located close to the lift for easy access to the excellent communal facilities.

£80,000 Leasehold

Key Features

- Retirement Apartment
- One Bedroom
- Lounge
- Kitchen
- Laundry Room
- Close Proximity to Newquay Town Center
- Landscaped Communal Gardens
- Communal Lounge
- Chain Free

PROPERTY

The property is accessed via a secure solid entrance door with spyhole, leading into an entrance hall with a walk-in storage cupboard housing the hot water boiler, along with shelving and lighting. The hall also benefits from an intercom entry system, illuminated switches and an emergency pull cord, with a glazed door opening into the living room. The living room is a bright and welcoming space featuring a double-glazed window overlooking the development entrance, a feature fireplace with inset electric fire, and a panel heater, with a further glazed door leading into the kitchen. The kitchen is well-appointed with a double-glazed window and a range of attractive maple-effect wall and base units complemented by granite-effect worktops, an inset stainless steel sink, and integrated appliances including a four-ring hob with extractor over, waist-level oven, and concealed fridge and freezer, along with fully tiled walls and vinyl flooring. The double bedroom offers a comfortable space with a double-glazed window, panel heater and a built-in wardrobe with mirrored doors, hanging space and shelving. The bathroom is fitted with a modern white suite comprising a shower cubicle, WC and vanity wash basin with storage beneath, mirror, lighting and shaver point, along with a heated towel rail, wall heater, emergency pull cord, and fully tiled walls and vinyl flooring.













EXTERIOR

Modern purpose built apartment block designed specially for retirement living. It includes lift access to all floors, landscaped communal gardens and communal lounge and laundry room.

LEASE DETAILS

Service charge: £2,870.80 per annum (for financial year ending 28/02/2027)
Lease - Lease 125 Years from January 2008
Ground Rent: £730.81 per annum
Ground rent review: 2038

SERVICES

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

Lounge

17'3" x 12'4" (5.27 x 3.78)

Kitchen

8'11" x 5'8" (2.73 x 1.75)

Bedroom

14'5" x 8'11" (4.41 x 2.73m)

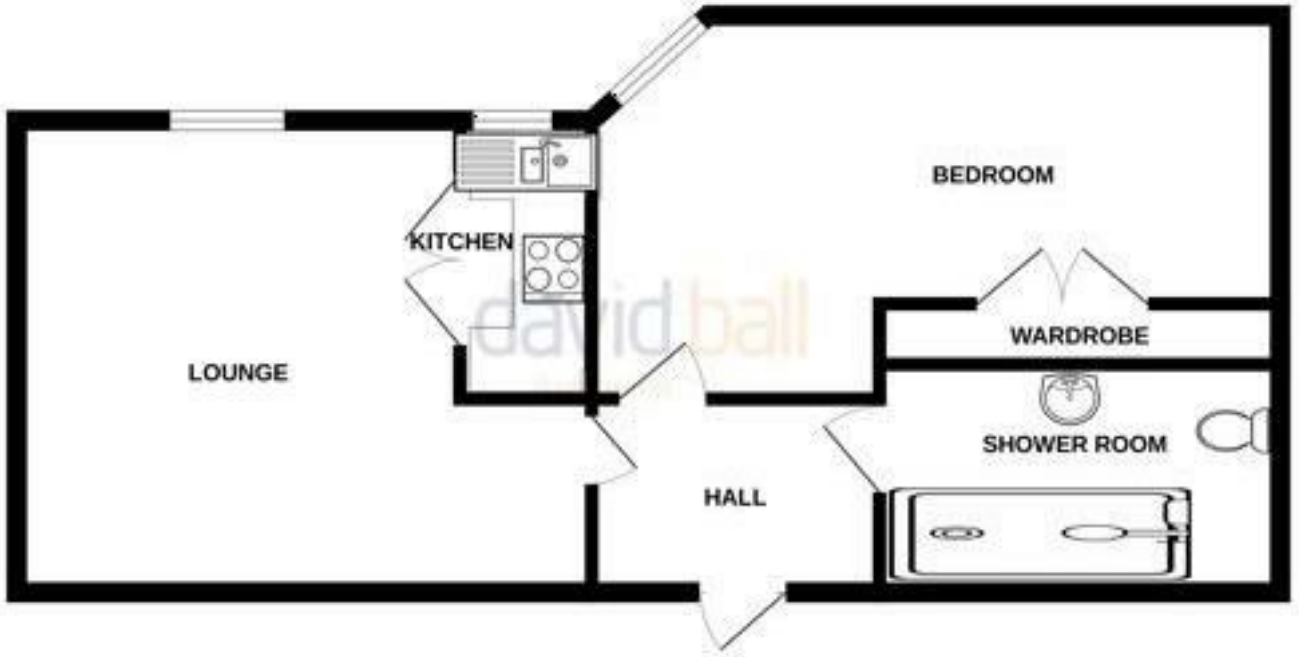
Shower/Cloakroom

7'2" x 5'11" (2.19 x 1.81)

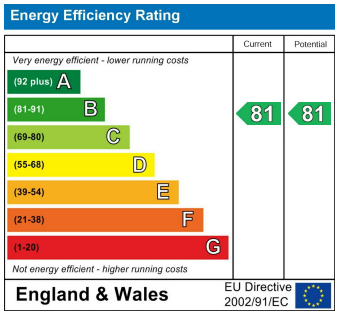
Leasehold Information

Ground Rent: £365.41
Service Charge: £2793.96 per annum including water.
Lease: 125 years from 2008, 107 years remaining.

GROUND FLOOR



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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