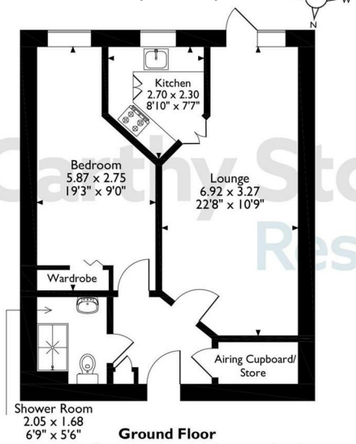
Excellent

Trustpilot

McCarthy & Stone
Resales.

18 Marina Court, 9-19, Mount Wise, Newquay
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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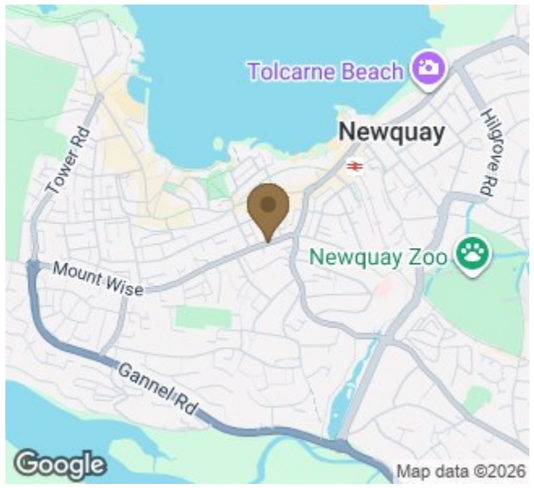

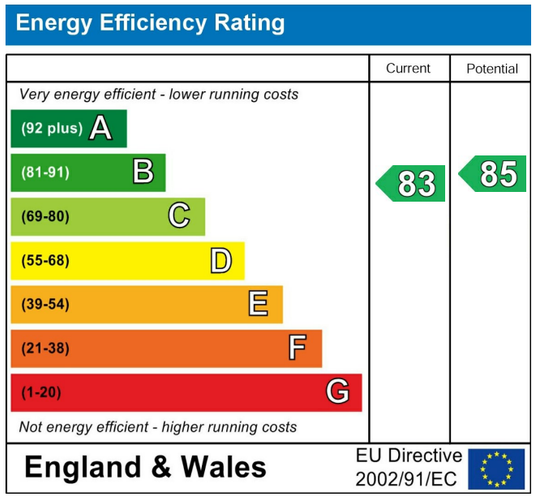

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

18 Marina Court

Mount Wise, Newquay, TR7 2EJ

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 18 Marina Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £90,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground Floor Apartment - Easy Reach To Developments Amenities
- Direct Access On To South Facing Patio From Living Room
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Fitted Wardrobe
- Homeowners Lounge Where Social Events Take Place
- Landscaped Communal Gardens
- Guest Suite Available For Visiting Friends & Family
- 24/7 Careline & Secure Entry System
- Excellent House Manager Oversees Smooth Running Of The Development
- Laundry Room & Mobility Scooter/Cycle Store

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

18 Marina Court, Newquay

1 | 1 | Asking price £90,000

Marina Court

Completed in 2008 by award-winning developers McCarthy Stone, Marina Court is a striking development occupying a commanding location within a half mile distance of the Town Centre amenities and the seafront of this famous coastal location. Providing an independent living opportunity specifically for those over 60 years of age the development enjoys a host of facilities for the benefit of home owners not least of which is the beautiful communal lounge. In addition, there is a lift service to all floors, mobility scooter store, laundry room and a landscaped garden. Further peace-of-mind is found in the service provided by our House Manager who oversees the smooth running of the development. In addition, there is also a 24-hour emergency call system in the apartments and communal areas. A guest suite is available to receive family and friends for which a small charge per night is made.

It's so easy to make new friends and to lead a busy and fulfilled life at Marina Court; there are always plenty of regular activities to choose from including; coffee mornings, games and quiz nights, seasonal and themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

The Local Area

Marina Court is ideally located for all the amenities and facilities that Newquay has to offer. There is a Post Office, bakery, bank, pharmacy and doctors surgery, as well as a number of independent shops, cafes and restaurants. The Lighthouse Cinema also brings big screen entertainment into the heart of the town. Marina Court is well situated for local transport links, Newquay train station is less than a mile away and there is a bus stop directly outside the development. There is also a free, twice-weekly bus service from Mountwise, just outside Marina Court to Sainsbury's. For those travelling further afield, Newquay Airport provides flights within the UK and to a multitude of different European destinations.
Newquay has much to offer, providing both residents and visitors with a vast array of choice in entertainment. There are eleven beaches in Newquay, each offering picturesque coastlines and golden sands from which to enjoy. You can explore the cliff tops, walk along the superb beaches, or visit the many attractions including the Blue Reef Aquarium and Newquay Zoo.
At Newquay harbour you can enjoy excursions and fishing trips on the brightly coloured fishing boats. Trenance Gardens and Leisure Park are a mile away from the hustle and bustle of the seafront. Trenance Gardens is picturesque throughout the year and has riding stable's, a restaurant, and a boating Lake.
Trenance Leisure Park has something for everyone to enjoy including a miniature railway, bowling green, tennis centre, pitch and putt, and Waterworld swimming pool.

18 Marina Court

Situated on the ground floor, this beautifully presented one-bedroom apartment has been recently redecorated and recarpeted, creating a fresh and welcoming home ready to move into. The spacious living room enjoys direct access to a delightful south-facing patio area, providing the perfect spot to relax and enjoy the sunshine. The well-equipped kitchen benefits from a range of integrated appliances, while the generous double bedroom features a fitted wardrobe. The bathroom is fitted with a contemporary double-width shower cubicle, and a separate walk-in utility/store cupboard provides valuable additional storage space. Ideally positioned within easy reach of the homeowners' lounge, laundry room and lift serving all floors, this attractive apartment offers comfortable and convenient retirement living.

Parking

Parking at the development is by virtue of a permit for which there is an annual charge (currently £250 per annum). Subject to availability.

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Social Lifestyle

The Communal Lounge is at the heart of the community at Marina Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Marina Court is the patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,870.80 per annum (for financial year ending 28/02/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease

Lease 125 Years from January 2008
Ground Rent: £730.81 per annum
Ground rent review: 2038

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.