

Narrowcliff

Newquay

TR7 2FT

Guide Price £190,000

- OVER 60'S ONLY
- 24 HOUR CARE HELPLINE
- BALCONY WITH BEAUTIFUL SEA VIEWS
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- MANAGER AVAILABLE FIVE DAYS A WEEK
- LARGE DOUBLE BEDROOM
- WELL-APPOINTED KITCHEN WITH INTEGRATED APPLIANCES
- COMMUNAL LOUNGE
- 999 YEAR LEASE
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Leasehold

Council Tax Band - B

Floor Area - 602.77 sq ft



PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this beautifully appointed, one-bedroom apartment within the exclusive Perran Lodge development, nestled on Narrowcliff with stunning partial sea views. This elegant home combines stylish, contemporary living, perfectly suited for those seeking a relaxed coastal lifestyle without compromising on comfort or convenience.

Step inside to discover a thoughtfully designed living space that maximises natural light and functionality. The fully fitted kitchen boasts integrated appliances including a fridge, freezer, washer-dryer, and an eye-level oven, offering both practicality and modern elegance. The spacious living room provides a welcoming space to unwind, entertain, or simply enjoy the peaceful surroundings. The generous double bedroom features built-in wardrobes and is fitted with TV and telephone points, ensuring comfort and connectivity. A separate shower room completes the apartment, fitted with contemporary fixtures for ease and style.

Perran Lodge is a highly regarded development of 48 retirement apartments, ideally located close to a host of local amenities including a Post Office, pharmacy, doctor's surgery, bakery, and cafes.

Residents benefit from beautifully maintained communal gardens, providing a serene outdoor retreat without the burdens of upkeep. The Owners' Lounge, complete with a coffee bar, serves as a vibrant social hub where neighbours can connect, enjoy organised activities, or simply relax with a book. Regular events, from fish and chip suppers to tea dances, foster a warm and welcoming community spirit.

Additional facilities include a fully furnished Guest Suite for visiting family and friends, a lift servicing all floors, and a comprehensive 24-hour Careline emergency system. Security is paramount, with a camera entry system, intruder alarms, and fire safety systems installed throughout the development. An onsite Lodge Manager is available to offer support and assistance, ensuring peace of mind and a high standard of living accommodation.

For added peace of mind, the apartment benefits from a 24-hour Careline emergency system, a secure camera entry system, and intruder and fire alarms throughout. A lift serves all floors, and the on-site Lodge Manager is available to assist with day-to-day support, ensuring you always feel safe, supported, and part of a welcoming community.

LOCATION

Newquay is one of Cornwall's most iconic and vibrant coastal towns, renowned for its stunning beaches, dramatic cliffside views, and laid-back lifestyle. With its blend of natural beauty and modern amenities, Newquay offers something for everyone, whether it's relaxing walks along the South West Coast Path, exploring boutique shops and independent cafés, or

enjoying the town's thriving surf culture. Home to the world-famous Fistral Beach, a picturesque harbour, and a variety of restaurants and local markets, Newquay perfectly balances seaside charm with everyday convenience. Excellent transport links, a welcoming community, and a calendar full of events make this popular town an ideal place to enjoy both retirement and year-round living on the Cornish coast.

THE ACCOMMODATION COMPRISES

(all measurements are approximate)

ENTRANCE HALLWAY

Coving. Smoke alarm. Akuvox telecom system. Thermostat. Multiple plug sockets. Skirting. Carpeted flooring.

LOUNGE/DINER

Coving. Double-glazed window to the front aspect with double doors leading out onto the balcony. Radiator. Multiple plug sockets. Television point. Skirting. Carpeted flooring.

KITCHEN

Recessed spotlights. Extractor fan. Double-glazed window to the front aspect. Dri-master. A range of wall and base soft-close fitted storage cupboards and drawers. Eye-level integrated oven. Four-ring electric hob. Stainless steel wash basin with mixer tap and drainage board. Integrated under-counter fridge, freezer, and washing machine. Multiple plug sockets. Herringbone splashback tiling. Vinyl flooring.

BEDROOM

Coving. Full length double glazed windows to the front aspect. Built-in wardrobe space with sliding doors. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

SHOWER ROOM

Extractor fan. Ceramic tiling throughout. Double cubicle housing mains fed shower. Vanity wash basin with mixer tap and storage underneath. Heated towel rail. W.C. Vinyl flooring.

STORE ROOM

Consumer unit. Shelving. Skirting. Carpeted flooring.

SERVICES

This property is connected to mains water, electricity and drainage. It also falls within Council Tax Band B.

TENURE

The property benefits from a 999-year lease that was granted in 2018. It is subject to a half-yearly ground rent of £287.50 and a half-yearly service charge of £1,687.50.

MATERIAL INFORMATION

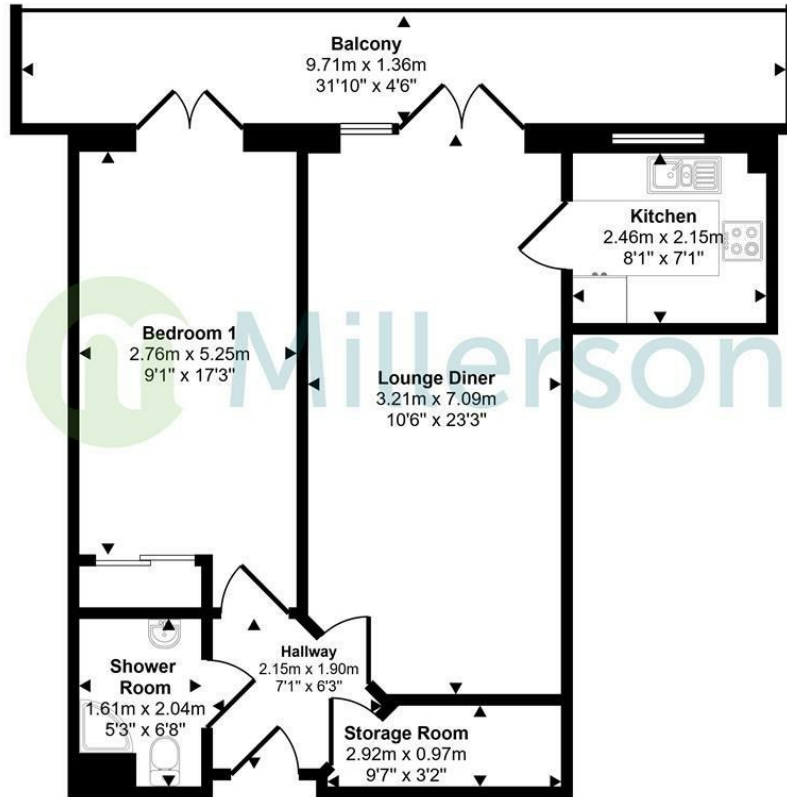


Verified Material Information

Council Tax band: B
 Tenure: Leasehold
 Lease length: 992 years remaining (999 years from 2018)
 Ground rent: £575 pa
 Service charge: £3394.16 pa
 Property type: Flat
 Property construction: Standard construction
 Energy Performance rating: B
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Communal heating system is installed.
 Heating features: Double glazing
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great
 Parking: Communal, Off Street, and Private
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: Level access, Ramped access, Wide doorways, and Lift access

Coal mining area: No
 Non-coal mining area: Yes
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 The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Approx Gross Internal Area
56 sq m / 602 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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