Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

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Apartment 9, Perran Lodge Narrowcliff, Newquay, TR7 2FT



WELL PRESENTED GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT IN THIS PRESTIGIOUS AND POPULAR DEVELOPMENT CLOSE TO SHOPS AND THE SEA WITH LARGE DOOR UNIT ONTO THE COVERED PATIO.

- As new ground floor 2 bedroom apartment with patio
- Modern open plan lounge/diner with large doors and nice outlook
- Generous fully tiled shower room and bathroom
- Communal lounge and gardens with social events as well as a 'well-being suite'
- Guest Suite for friends and family as well as use of Churchill guests suits nationwide
- 24 hour careline system and lodge manager available 5 days a week with excellent security

Price £299,000 Leasehold

Perran Lodge has become a very popular thanks to the proximity both to Chester Road shopping complex and Newquay Town Centre providing level access to both whilst also offering a level walk to the protected Barrowfields and a bus stop. Perran Lodge has exemplary communal facilities with well kept gardens, a large communal lounge with coffee bar and a wellbeing centre where residents can have treatments including hair dressing. The development has a generous communal car park, a covered buggy park (with electricity for charging), a guest suite and internal bin storage. Although designed for residents to be as independent as they wish, Perran Lodge has the safety and security of all residents in mind with all apartments having an emergency Careline system installed, monitored by the onsite Lodge Manager and Careline team 24/7.

TENURE
Leasehold. 999 Year lease from 29th June 2018.

AGE
Retirement specific. Over 55's only.

PARKING
Large residents car park provided on a first come first served basis.

PETS
Pets are allowed in certain circumstances and only with the express permission of the house manager and the management company upon purchase

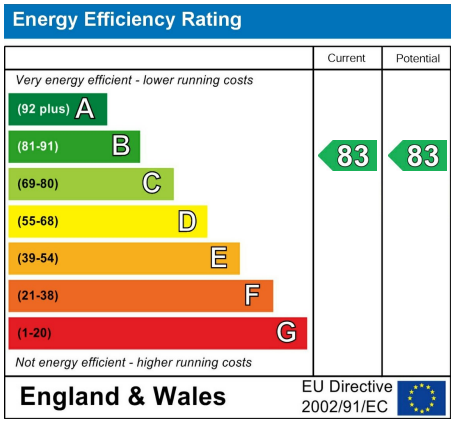
ACCESS
Secure locked video entrance system to each flat with lifts to all floors and a daytime house manager.

SERVICES
Mains electricity (via meter) and drainage. Water and Heating included in the service charge.

COUNCIL TAX
Band C

GROUND RENT
£894.54 per annum, payable half yearly in advance.

SERVICE CHARGE
£5133.80, payable half yearly in advance.







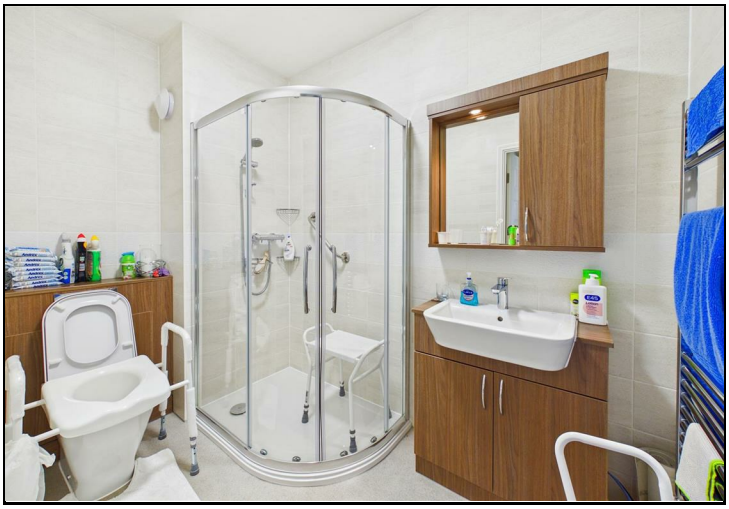








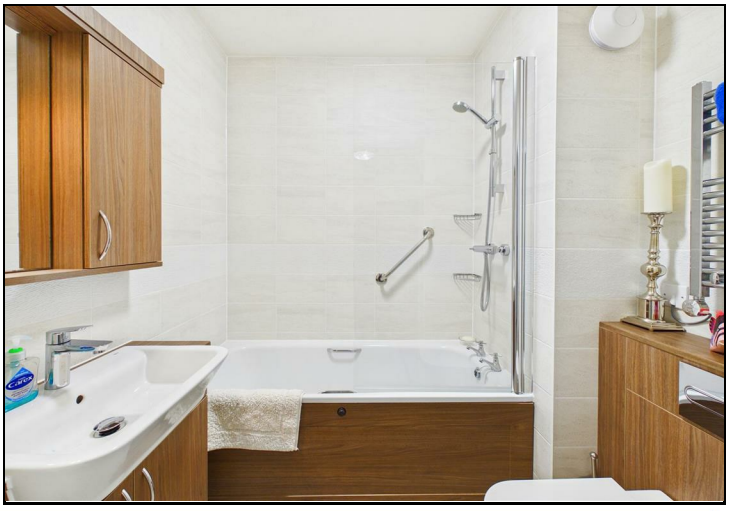






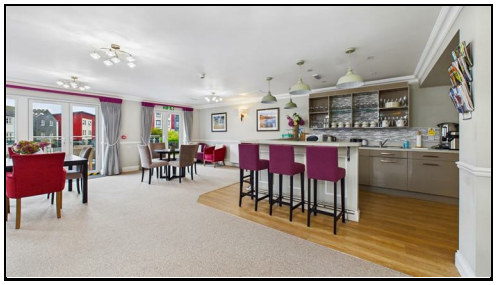






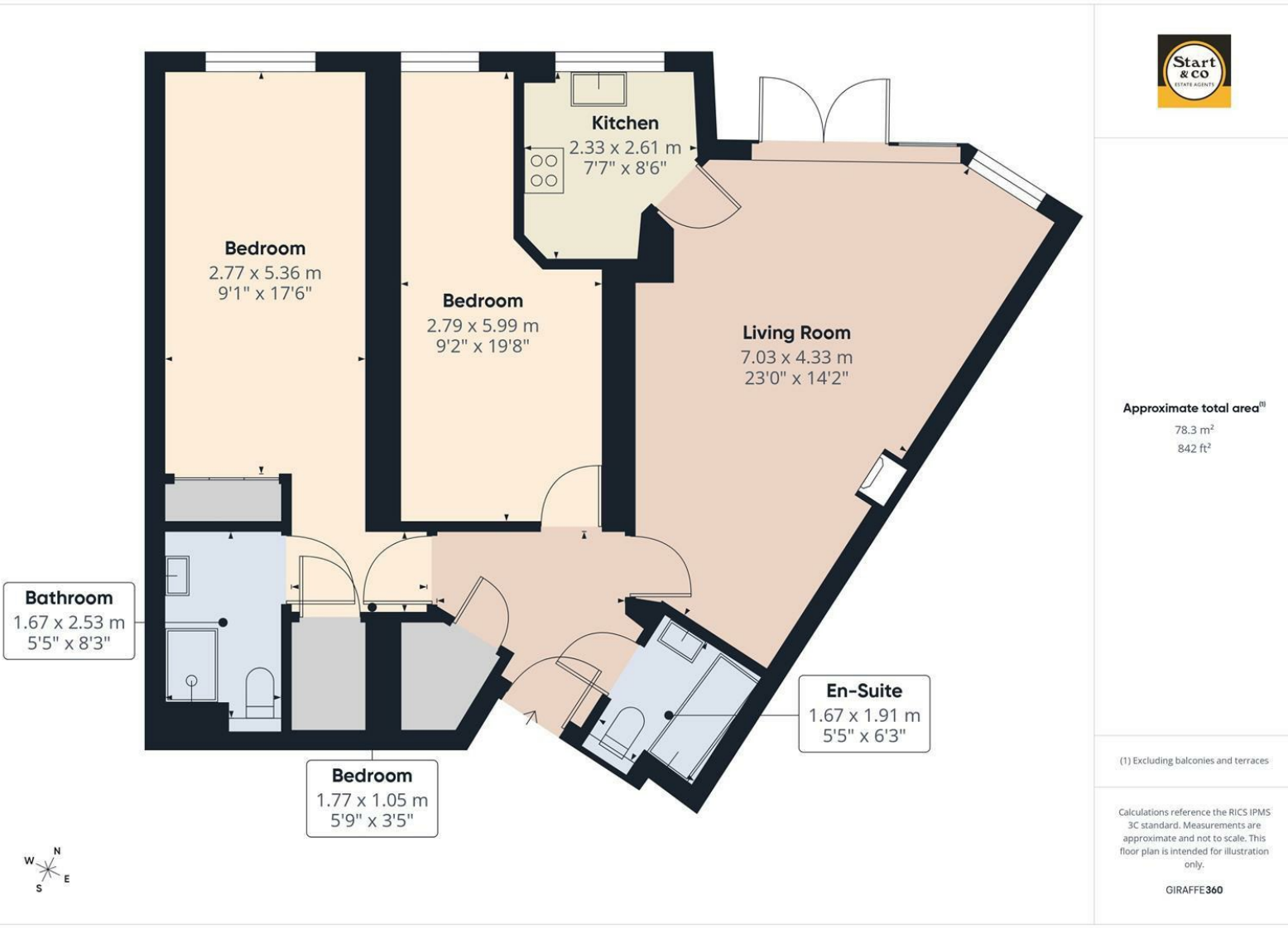












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