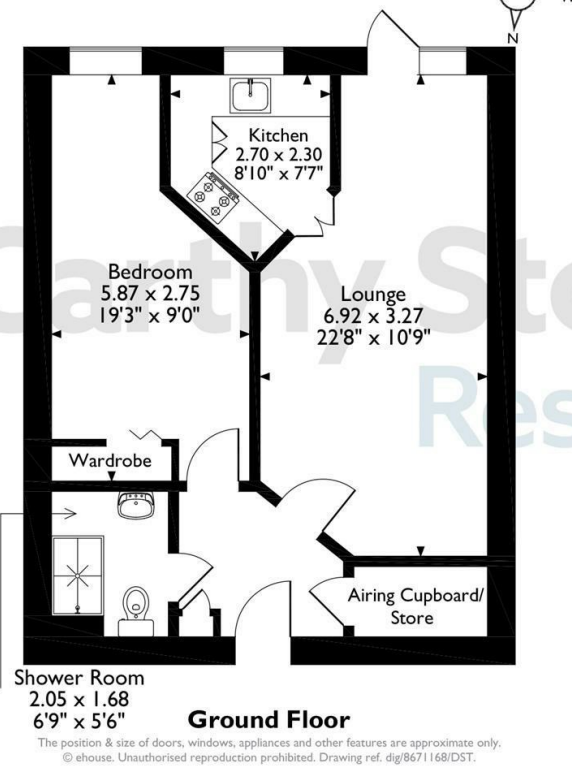
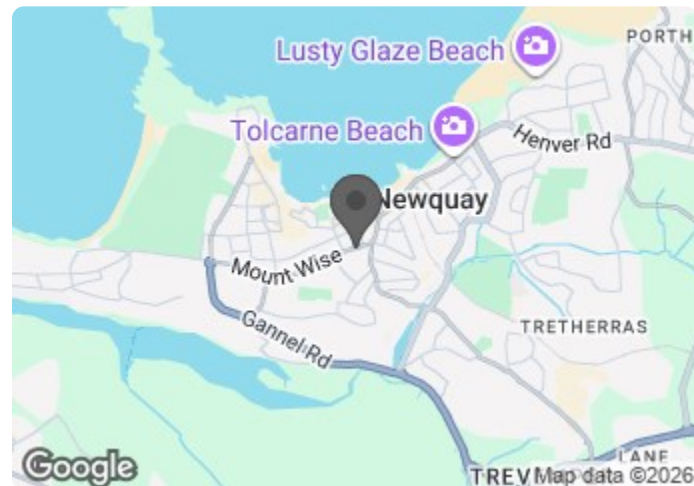


18 Marina Court, 9-19, Mount Wise, Newquay  
Approximate Gross Internal Area  
51 Sq M/549 Sq Ft



**Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**18 Marina Court**

Mount Wise, Newquay, TR7 2EJ



**Asking price £105,000 Leasehold**

Recently re decorated and re carpeted, this one bedroom, ground floor retirement apartment has direct access from the living room on to a South facing patio.

\*Part Exchange Available\* Pet Friendly\* \*Energy Efficient\*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered in England and Wales No. 10716544



# Marina Court, Mount Wise, Newquay, TR7

## 2FJ

### 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.

### No.18

Located on the ground floor, this beautifully presented, one bedroom apartment has been recently recarpeted and redecorated.

The spacious living room provides direct access on to a south facing patio area, the kitchen is well equipped with integrated appliances, the double bedroom has a fitted wardrobe and the bathroom has a double width shower cubicle.

### Entrance Hall

Having a solid Entrance door and security spy hole. Walk-in storage cupboard with light, shelving and housing the water cylinder supplying domestic hot water. Separate shallow cupboard with meters, illuminated light switches, security entry system and intercom linked to the main development entrance, emergency pull cord and glazed panelled door to living room.

### Living Room

A spacious room with patio door providing direct access on to a South facing patio, perfect for a bistro set. Ample room for dining conveniently situated by the patio door and room for comfortable seating. Double doors open to the kitchen.

### Kitchen

With a double-glazed window. Excellent range of 'maple effect' wall and base units with 'granite effect' worktops and incorporating an inset stainless steel sink unit. Integrated appliances comprise; 4-ringed hob with extractor hood over, waist-level oven and concealed fridge and freezer. Extensively tiled walls and vinyl flooring.

### Double Bedroom

A generously sized double bedroom, neutrally decorated and carpeted throughout. 'Dimplex' panel heater and mirrored built-in wardrobe with hanging space and shelving.

### Shower Room

White suite comprising; double width shower cubicle, WC, vanity wash-basin with under sink cupboard and mirror, light and shaver point above. Electric heated towel rail, emergency pull cord and fully tiled walls.

### 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

### 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

# 1 Bed | £105,000

- 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 (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### 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.

