



61 Windsor Court, Mount Wise, Newquay, TR7 2DD

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Agencies

CHAIN FREE. This third floor apartment is located within a popular retirement building above Newquay Town Centre with a conveniently located bus stop to the front of the building. The property comprises a spacious lounge/dining room, fitted kitchen, shower room and double bedroom. The apartment has uPVC double glazing and electric heating throughout.

The building offers residents the use of a communal lounge where daily and weekly events are held including bingo and film nights, a laundry room, gardens and a guest suite. There is a telephone entry system, 24 hour care line support and a lift to all floors. Early viewing is highly recommended. SIX MONTHS SERVICE CHARGE AND GROUND RENT PAID ON COMPLETION.

Offers In The Region Of £89,999

Key Features

- Six months service charge and ground rent paid on completion.
- Double Bedroom
- Landscaped Communal Garden
- Laundry Room
- Awaiting E.P.C.
- Retirement Apartment
- Well Presented
- Spacious Communal Lounge
- Town Location
- chain free

AGENTS NOTE

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

LOCATION

This beautifully presented one bedroom retirement apartment can be found on Mount Wise which is at the top of the town in Newquay. The apartments benefit from having communal gardens, laundry room, communal lounge and a guest suite for visitors. There is a house manager and you have the benefit of 24 hours careline support. The town of Newquay benefits from a range of shopping and an array of bars and restaurants. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

LOUNGE / DINING ROOM

19'5" x 10'0" (5.92m x 3.05m)

Double glazed window to the rear elevation enjoying countryside views. Electric wall mounted heater. Wooden singled glazed doors to kitchen.





KITCHEN

7'6" x 7'1" (2.31m x 2.18m)

Double glazed window to the rear elevation enjoying countryside views. A fitted kitchen with a range of base and wall units with roll top work surfaces over inset stainless steel unit with mixer tap. Inset electric oven, hob and extractor. Space for fridge and freezer. Part tiled walls.

BEDROOM

15'8" x 8'11" (4.78m x 2.74m)

Double glazed window to the rear elevation enjoying countryside views. Electric wall mounted. Fitted wardrobes with bi-folding mirrored doors.

BATHROOM

Panelled bath with with shower over. Shower screen. Low level WC with dual flush. Wash hand basin set within a vanity unit. Electric wall mounted heater.

EXTERNAL

Residents car park . Communal gardens

LEASEHOLD

Ground Rent per annum £774

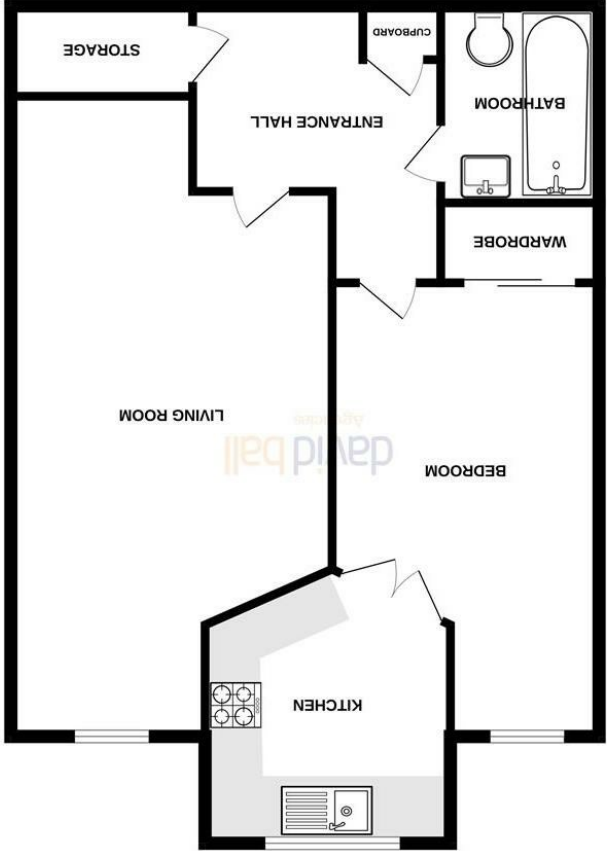
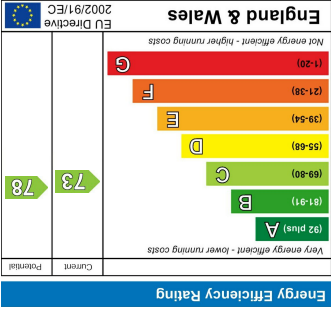
Service Charge per annum £3500

COUNCIL TAX BAND B

SERVICES

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





What every listing 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 misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been visited and no guarantee is to their operability or efficiency can be given.
Made with floorplan 12025

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