



49, Marina Court 9-19, Mount Wise, Newquay, TR7 2EJ

**david ball**  
Agencies

Positioned on the top floor, this one-bedroom retirement apartment enjoys an attractive outlook over the development's entrance and is ideally located close to the lift for easy access to the excellent communal facilities.

## £100,000 Leasehold

### Key Features

- Retirement Apartment
- Lounge
- Laundry Room
- Landscaped Communal Gardens
- Chain Free
- One Bedroom
- Kitchen
- Close Proximity to Newquay Town Center
- Communal Lounge

### PROPERTY

The property is accessed via a secure solid entrance door with spyhole, leading into an entrance hall with a walk-in storage cupboard housing the hot water boiler, along with shelving and lighting. The hall also benefits from an intercom entry system, illuminated switches and an emergency pull cord, with a glazed door opening into the living room. The living room is a bright and welcoming space featuring a double-glazed window overlooking the development entrance, a feature fireplace with inset electric fire, and a panel heater, with a further glazed door leading into the kitchen. The kitchen is well-appointed with a double-glazed window and a range of attractive maple-effect wall and base units complemented by granite-effect worktops, an inset stainless steel sink, and integrated appliances including a four-ring hob with extractor over, waist-level oven, and concealed fridge and freezer, along with fully tiled walls and vinyl flooring. The double bedroom offers a comfortable space with a double-glazed window, panel heater and a built-in wardrobe with mirrored doors, hanging space and shelving. The bathroom is fitted with a modern white suite comprising a shower cubicle, WC and vanity wash basin with storage beneath, mirror, lighting and shaver point, along with a heated towel rail, wall heater, emergency pull cord, and fully tiled walls and vinyl flooring.





## EXTERIOR

Modern purpose built apartment block designed specially for retirement living. It includes lift access to all floors, landscaped communal gardens and communal lounge and laundry room.

## LEASE DETAILS

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

Lease - Lease 125 Years from January 2008

Ground Rent: £730.81 per annum

Ground rent review: 2038

## SERVICES

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

### Lounge

17'3" x 12'4" (5.27 x 3.78)

### Kitchen

8'11" x 5'8" (2.73 x 1.75)

### Bedroom

14'5" x 8'11" (4.41 x 2.73m)

### Shower/Cloakroom

7'2" x 5'11" (2.19 x 1.81)

### Leasehold Information

Ground Rent: £365.41

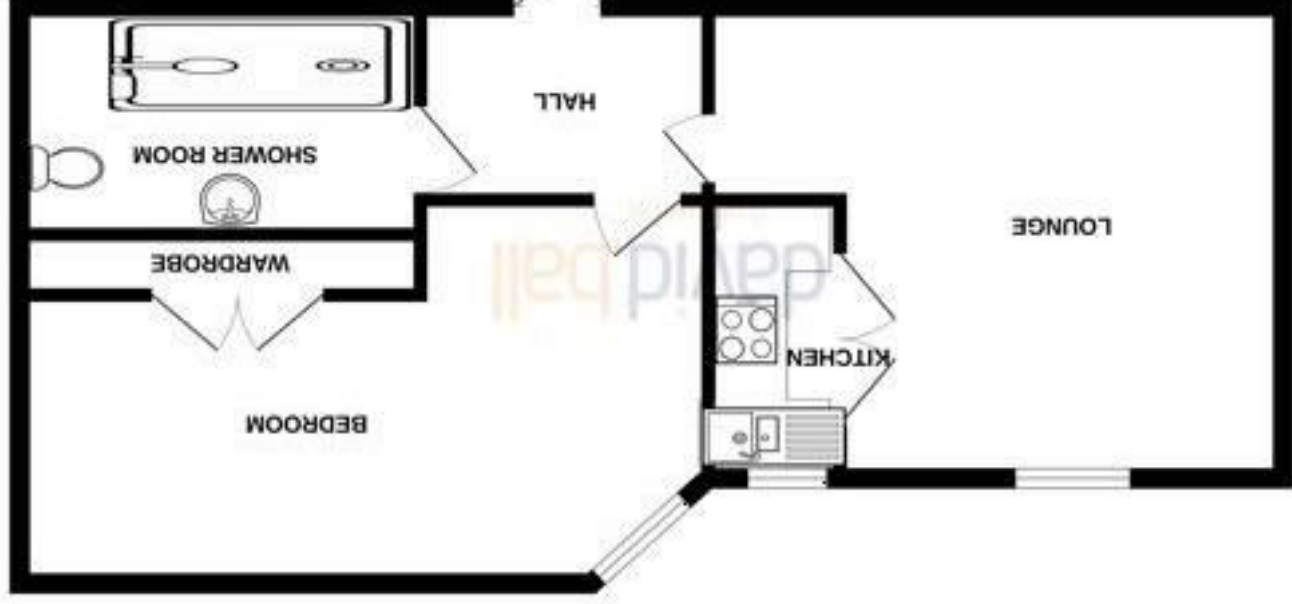
Service Charge: £2793.96 per annum including water.

Lease: 125 years from 2008, 107 years remaining.



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GROUND FLOOR

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (61-80)
	B (81-91)
	C (89-95)
	D (95-100)
	E (100-105)
	F (105-110)
Not energy efficient - higher running costs	G (110-120)
Current	81
Potential	81

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