



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

david ball
Agencies

CHAIN FREE – This well-presented third floor apartment is situated in a sought-after retirement development above Newquay Town Centre, with a conveniently placed bus stop right outside.

The accommodation includes a generous lounge/dining room, a fitted kitchen, a shower room, and a double bedroom. The property benefits from uPVC double glazing and electric heating throughout.

Residents have access to a welcoming communal lounge with regular social activities such as bingo and film nights, as well as a laundry room, landscaped gardens, and a guest suite for visiting family or friends. The building also provides a secure telephone entry system, 24-hour care line support, and lift access to all floors. Early viewing is strongly advised. **SIX MONTHS SERVICE CHARGE AND GROUND RENT PAID ON COMPLETION.**

Offers In The Region Of £87,500

Key Features

- Vendor to pay six months service charge and ground rent on completion.
- Retirement Apartment
- Double Bedroom
- Well Presented
- Landscaped Communal Garden
- Spacious Communal Lounge
- Laundry Room
- Town Location
- Awaiting E.P.C.
- 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 countrywide 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 side 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

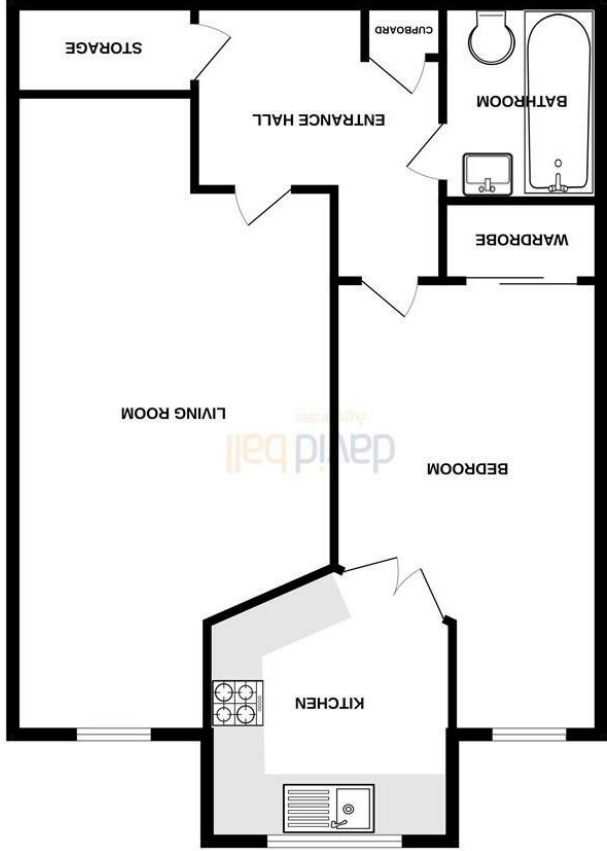
SERVICES

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



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GROUND FLOOR

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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with floorplan 12025

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
A (82 plus)		
B (81-81)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
	73	78