



5, Penhaven Court, Newquay, TR7 1UJ

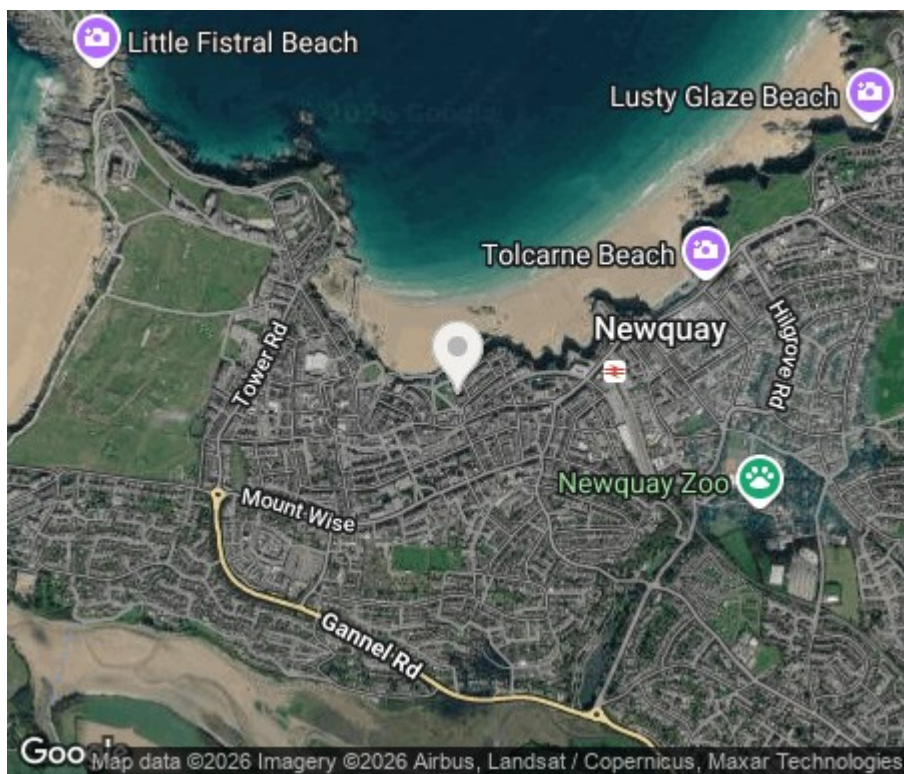
david ball
Agencies

A one-bedroom retirement apartment in a prime central Newquay location, with the town centre accessible via a level walk. The property offers direct access from the apartment into a south-facing communal garden, making viewing highly recommended.

Offers In The Region Of £110,000 Leasehold

Key Features

- EMERGENCY CALL SYSTEM
- RESIDENTS LOUNGE FOR ALL RESIDENTS
- VISITING FAMILY MEMBERS GUEST SUITE
- COMMUNAL SURROUNDING GARDEN AREAS
- GREAT LOCATION
- COMMUNIAL LIFT AND STAIRS TO ALL FLOORS
- CAR PARK (LIMITED PARKING AVAILABLE BY ARRANGEMENT)
- RESIDENTS LAUNDRY ROOMS
- ONE BEDROOM APARTMENT





LOCATION

Penhaven Court is a popular and well-located block of retirement apartments, positioned close to the seafront and the newly redesigned Killacourt with its selection of local shops. Newquay Town Centre offers a comprehensive range of shopping, schooling, restaurants and nightlife. The town also boasts a picturesque, historic working harbour and some of Europe's finest coastline.

There are regular bus and rail links to surrounding areas, and Newquay Airport is approximately seven miles from the town.

Residents benefit from access to the communal gardens with stunning sea views, a comfortable residents' lounge, a laundry room, and both lift and stair access to all floors. A house manager is on site during working hours.

ENTRANCE HALLWAY

Wooden entrance door leading from communal hall with letter box and security hole. Storage cupboard housing the water tank and shelving. Doors subsequent accommodation.

KITCHEN

Fitted kitchen to include a range of wall base and draw units with roll top work surfaces and in-set stainless steel sink with drainer. Space for under counter fridge freezer. Integrated electric oven with four ring electric hob and extractor hood above.

LOUNGE/DINER

Electric night storage radiator. Feature tiled electric fireplace with a wood hearth and decorated wooden surround. Double glazed door leading out into the communal garden.

BEDROOM

Double glazed window. Built in wardrobe.

SHOWER ROOM

Double shower unit with mains overhead shower and hand rail. Wall mounted wash hand basin set within vanity unit with a cupboard below. Low level WC. Fully tiled walls. Extractor.

COMMUNAL FACILITIES

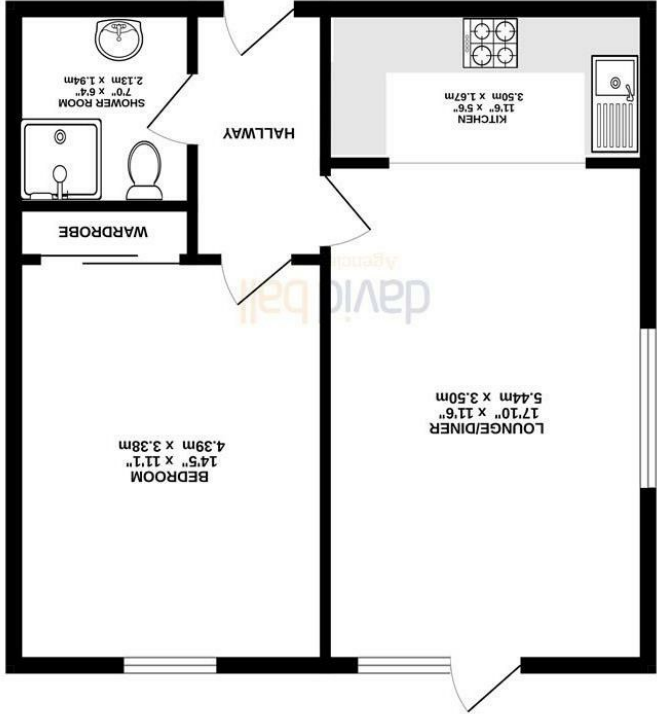
- Car park (limited parking available by arrangement)
- Residents lounge, for all residents.
- Visiting family members guest suite
- Two communal laundry rooms
- Communal surrounding garden areas
- Communal lift and stairs to all floors
- Emergency call system
- On site house manager (during working hours)

SERVICES

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

Energy Efficiency Rating		
Current	Potential	
73	80	
England & Wales		
EU Directive 2002/91/EC		

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A (82 plus)		
B (81-81)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		



GROUND FLOOR

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