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47 Perran Lodge Narrowcliff, Newquay TR7 2FT

£250,000

A TOP FLOOR ONE BEDROOM LUXURY RETIREMENT APARTMENT PRESENTED TO THE HIGHEST STANDARD WITH A BALCONY ENJOYING GORGEOUS SEA AND COASTAL VIEWS WITHIN EASY FLAT WALKING DISTANCE OF CHESTER ROAD AND THE BARROWFIELDS.

PROPERTY TYPE: Flat

RECEPTIONS: 1 / BEDROOMS: 1 / BATHROOMS: 1

FEATURES:

- LUXURY ONE BEDROOM RETIREMENT APARTMENT
- TOP FLOOR WITH GORGEOUS COASTAL VIEWS
- WATER and HEATING INCLUDED IN SERVICE CHARGE
- GROUND SOURCE CENTRAL HEATING
- SPACIOUS, OPEN PLAN LIVING
- FULL TIME HOUSE MANAGER
- 24 HOUR CARELINE SUPPORT
- AMPLE PARKING
- SAFE, SECURE ECONOMICAL LIVING
- BALCONY WITH COASTAL VIEWS

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DESCRIPTION:

Perran Lodge is a striking development of high quality 'Churchill' Retirement Apartments located in the most convenient of locations within walking distance to Chester Road and the Barrowfields. Built in 2018, Perran Lodge has quickly become the most desirable retirement building in the area with access to many beaches and the south west coastal path within minutes and a bus stop right outside. Perran Lodge offers secure, independent and economical living for those over 60 (55 if you are in a partnership with someone over 60.)

Within Perran Lodge you will find a well being suite, two guest rooms, the beautifully presented owner's lounge which has direct access to the sun patio and garden and ample parking for residents and guests. Features inside include a secure entry system, a full time house manager and 24 care line out of hours, energy efficient and economical ground source central heating and a lift to all floors.

No 47 Perran Lodge is located on the third floor and enjoys exceptional views of the sea and north Cornish coastline. It is larger than average with a spacious hallway giving access to all the rooms. Within the hallway, you will find a useful storage cupboard. The Lounge/Diner/Kitchen is open plan and enjoys stunning coastal and sea views. There's ample space for lounge and dining furniture and the kitchen is spacious and fully equipped with a breakfast bar loosely dividing this area. Within the kitchen, there's an integrated washer dryer, fridge freezer, eye level oven and electric hob.

On the other side of the hallway, you will find the spacious double bedroom which has built in mirrored wardrobes and a window enjoying the same coastal view. The shower room has the benefit of a double shower and is fully tiled.

This property is presented to the highest standard with neutral decor and carpets throughout.

Lease Details:

This property is held on a 999 year lease

Ground Rent: £287.50 bi-annually

Service Charge £1,616.37 bi-annually

Throughout this property there is Ground Source Central Heating, Central Heating, Hot Water, Buildings Insurance and Window Cleaning are included.

In summary, this luxury retirement apartment is turn key ready and located in the most convenient of locations.

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Hallway
2.31m x 1.85m (7'7 x 6'1)

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Large Walk-In Cupboard

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Bedroom
5.33m x 2.84m (17'6 x 9'4)

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Kitchen Area
2.87m x. 2.21m (9'5 x. 7'3)

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Lounge Diner
5.11m x 3.20m (16'9 x 10'6)

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Shower Room
1.80m x 1.73m (5'11 x 5'8)

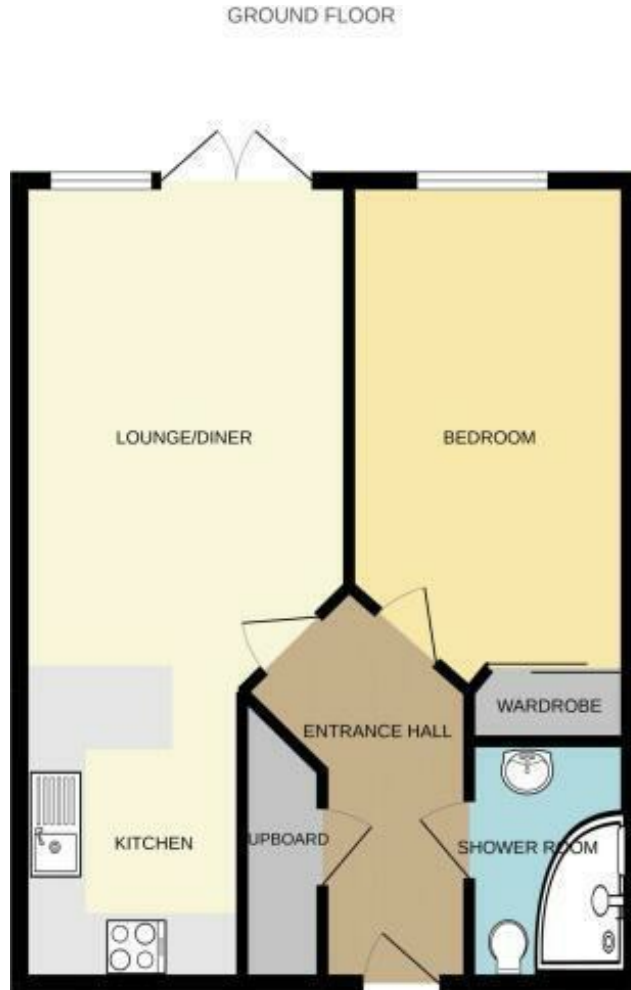
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FLOORPLAN:



While every attempt has been made to ensure the accuracy of the description contained here, measurement of floor, window, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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