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1 Marina Court Mount Wise, Newquay TR7 2EJ

£700

A MODERN, WELL PRESENTED LOWER GROUND FLOOR RETIREMENT (OVER 60S ONLY) APARTMENT WITH ITS OWN ACCESS IN AND OUT AND WITHIN CLOSE PROXIMITY TO THE TOWN CENTRE.

PROPERTY TYPE: House

RECEPTIONS: 1 / BEDROOMS: 1 / BATHROOMS: 1

FEATURES:

- ONE BEDROOM RETIREMENT APARTMENT
- DIRECT ACCESS IN AND OUT OF THE APARTMENT VIA A LOCKED GATE
- LIVE IN HOUSE MANAGER
- VERY MODERN COMMUNAL LOUNGE
- SUNNY, COMMUNAL GARDENS
- CLOSE PROXIMITY TO THE TOWN CENTRE
- MODERN, GOOD QUALITY DECOR AND FLOOR COVERINGS

01637 877754

info@momovenewquay.co.uk

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DESCRIPTION:

Marina Court is a highly desirable retirement development offering a high standard of accommodation for the over 60s.

Newquay Town, the Killacourt and many beaches are within a few hundred yards and there is a bus stop directly outside. There are many communal facilities including a lovely lounge with direct access to the gardens and outdoor seating areas. There is a laundry and a bin store along with a mobility scooter store. A lift provides access to all floors. There is also a guest suite which is available for friends and family to stay near to loved ones.

This apartment is situated on the lower ground floor with a door providing access to a patio at the front of the building. It is modern and well presented with neutral carpets and decor. A hallway with a large cupboard gives access to the lounge which is 23 foot long. The kitchen is off from the lounge and offers a good range of units, an eye level oven, an electric hob and an integrated fridge and freezer.

The bedroom on the other side is spacious and benefits from mirrored built in wardrobes. Also off the hallway is a modern bathroom with the benefit of a bath and shower over.

This property has electric heating that was replaced in 2019.

A real advantage of this property is the direct access out of the apartment onto the street without having to go through the main building. Access is via a locked gate giving the owner peace of mind that their apartment is secure.

Parking may be available but is limited and there may be a waiting list.

Lounge
7.29m x 3.23m (23'11" x 10'7")

Kitchen
2.26m x 2.18m (7'4" x 7'1")

Bathroom
2.06m x 1.68m (6'9" x 5'6")

Bedroom
5.00m x 2.84m (16'4" x 9'3")

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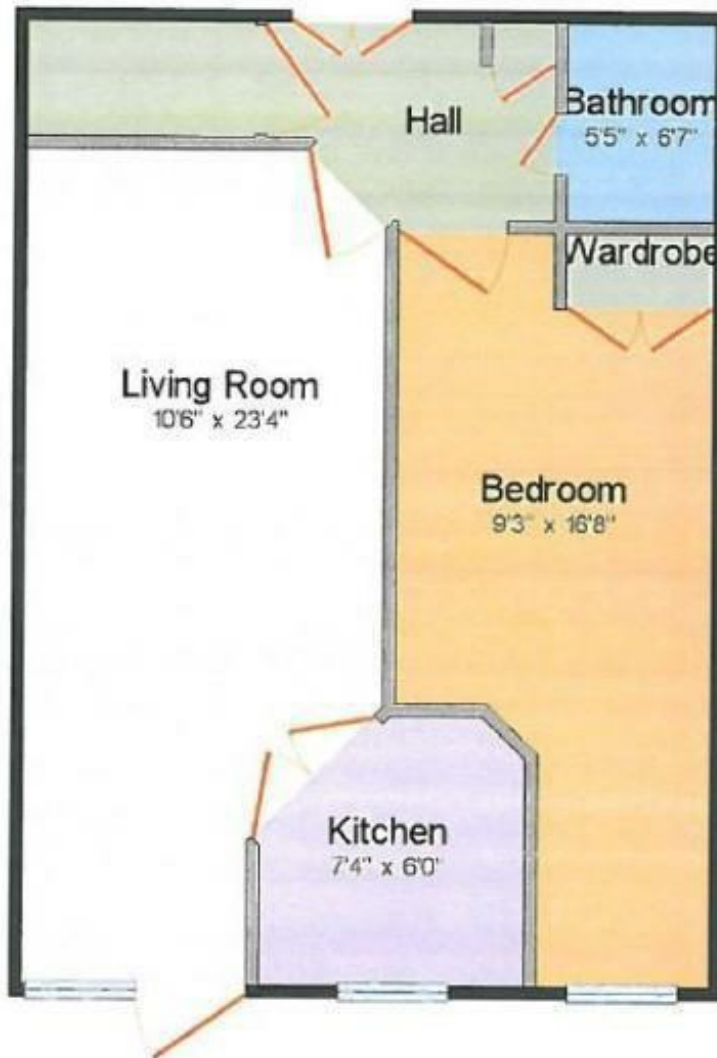
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FLOORPLAN:



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A	B	74	82
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(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			
(92-101) A	B	70	71
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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