

## Perran Lodge Narrowcliff, Newquay, TR7 2FT



**STUNNING VIEWS | LIKE NEW CONDITION THROUGHOUT |**  
**Beautifully presented 1 bedroom retirement apartment with a balcony overlooking Newquay Barrowfields, Towan Headland and the North Cornish Coast set in a very popular retirement apartment with exemplary communal facilities.**

- As new second floor sea view apartment with balcony
- Modern open plan lounge/kitchen with views
- Generous fully tiled shower room and storage cupboard upon entry
- Bedroom with sea views and integral double wardrobe
- Communal lounge and gardens with social events as well as a 'well-being suite'
- Guest Suite for friends and family as well as use of Churchill guests suits nationwide

**Price £260,000 Leasehold**

Like new condition 1 bedroom second floor retirement apartment in one of Newquay's most prestigious retirement blocks. Perran Lodge has become a very popular thanks to the proximity both to Chester Road shopping complex and Newquay Town Centre providing level access to both whilst offering stunning views over the protected Barrowfields. Perran Lodge has exemplary communal facilities with a well kept garden, stunning communal lounge and a well being centre where residents can have treatments including hair dressing and massages!

Although designed for residents to be as independent as possible, Perran Lodge has the safety and security of all residents in mind with all apartments having an emergency Careline system installed, monitored by the onsite Lodge Manager and Careline team 24/7. A great peace of mind for residence and their families.

This 1 bedroom apartment occupies an enviable position on the second floor at the front of the block. The entrance hallway provides access to all rooms as well as housing a large storage cupboard. The shower room has a large corner shower, low level WC and wall hung basin with matching vanity unit and wall hung cupboard.

The open plan lounge/kitchen/diner to the front enjoys the views over the balcony and up the North Cornish Coast. The well equipped kitchen has a modern range of gloss fronted units with integral oven, hob unit, fridge and freezer with metro tilling surrounds. Leading to the open plan lounge the room is lovely and light thanks to the wall of glass to the front which includes a patio door unit opening onto the covered balcony with composite decking and glass balustrade. A real feature for other residents, it's a great place to watch the town go by and enjoy views reaching from Towan Headland across the bay and up the North Cornish Coast.

The bedroom is also full of light thanks to the large

window unit to the front and has a large integral glass fronted wardrobe.

TENURE

Leasehold. The apartment is held on a residual of a 999 year lease from 2018 and is restricted to occupation of the over 55's. The Service charge is payable half yearly at £3394.16 for the year April 25-26 and ground rent is is payable half yearly at a price of £575 per annum. There is ample communal parking on a first come first served basis and pets are allowed with permission from Lodge Manager upon purchase. There are lifts to all floors, camera entry phone system and a daytime lodge manger. Heating and water are included in the service charge with all other electric use separately metered.

SERVICES

Water & Heating included run through ground source heat pump. Mains electric and drainage.

COUNCIL TAX

Band B





