

NEWQUAY PROPERTY CENTRE



ONE OF THE BEST RETIREMENT FLATS IN WINDSOR COURT WE HAVE SEEN! TWO DOUBLE BEDROOMS, LARGE LOUNGE WITH ACCESS TO GARDENS, GREAT DOUBLE SHOWER SUITE



28 Windsor Court, Mount Wise, Newquay,
Cornwall, TR7 2DD

£155,000
Leasehold

our ref: CNN6184

01637 875161

IN BRIEF...

- Type: Retirement
- Style: Ground Floor Flat
- Age: Modern
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 1
- EPC: C
- Council tax band: C
- Mains water, electric & drainage
- One of the best we've seen
- Large lounge & patio doors
- Access to south facing gardens
- 17ft main bedroom with wardrobes
- Quality double shower suite
- Residents car park
- House Manager
- Over 55's
- No chain



OWNERSAYS...

“This is the best position and layout I've seen, particularly having access onto the gardens”



CONSIDER THIS...

The service charge includes building insurance, building and garden maintenance, house manager, 24 hour careline, communal amenities and water rates, representing excellent value for money

MOREDETAIL...

This ground floor two double bedroom retirement apartment is conveniently situated close to the communal facilities and the main entrance. The ground floor position also means there is no lift required and it has the benefit of a larger than average lounge with patio door to the rear south facing communal gardens with its own small patio area. This makes it in our opinion one of the very best properties of its type within Windsor Court or indeed retirement flats within Newquay. As mentioned the lounge is one of the biggest we have seen. In detail the accommodation has a spacious entrance hall with storage cupboards to a good size living room looking over the communal gardens with patio doors, there is another useful size cupboard and glazed double doors through to a fully fitted kitchen. The kitchen is a usable size with modern light coloured units having eye level oven, surface mounted hob and extractor. There is also space for an upright fridge/freezer. There are two bedrooms both of which are doubles and one having a fully fitted mirror fronted wardrobes, both of these overlook the pretty south facing gardens. The property also has a fully fitted double shower suite with modern tiling, wash basin, double shower enclosure and low level WC. Throughout the property there is uPVC double glazing, night storage heating and emergency Careline pull cords that operate on a twenty four hour service basis. Within Windsor Court there is a residents car park on a first come first served basis but generally speaking there is plenty of parking. Communal facilities include a residents lounge, guest suite, laundry room, lift to all floors and bin store. There is a full time resident House Manager. The ground rent currently stands at approximately £410 per year with an annual service charge of approximately £2990 per year. This service charge includes all of the communal facilities mentioned as well as building insurance, general maintenance and water rates. The building is specifically designed for the over 55's retirement market and is conveniently situated on the edge of the town centre within immediate access to an active bus service. **NO ON GOING CHAIN - VIEWING RECOMMENDED**



THELOCATION...

Windsor Court is situated on Mount Wise on the top side of the town centre. Outside the main building is an active bus service and the shops and main high street are within a short.

SHOPPING

- Sainsbury's - 0.4 miles
- Aldi - 0.5 miles

RELAXING

- Towan Beach - 0.4 miles
- West End bowling - 0.4 miles

TRAVEL

- Bus stop - outside main entrance
- Train Station - 0.6

All distances are approximate. Please check google maps for exact distances and travel times (property postcode: TR7 2DD)



FLOOR PLAN AWAITED

THE DIMENSIONS...

All measurements are approximate

Entrance Hall With Cupboards

Living Room
16' 9" x 15' 7" (5.10m x 4.75m) plus cupboard

Bedroom One
17' 3" x 9' 1" (5.25m x 2.77m)
maximum measurement including wardrobes

Bedroom Two
13' 7" x 9' 1" (4.14m x 2.77m)

Shower Room
6' 9" x 5' 6" (2.06m x 1.68m)

Patio To Communal Gardens

MORE INFO...

call: 01637 875 161
email: info@newquaypropertycentre.co.uk
web: www.newquaypropertycentre.co.uk