



**NEWQUAY**  
PROPERTY  
CENTRE



## **34 Windsor Court, Mount Wise, Newquay, Cornwall, TR7 2DD**

A SPACIOUS FIRST FLOOR TWO DOUBLE BEDROOM RETIREMENT APARTMENT IN THE HIGHLY DESIRABLE WINDSOR COURT DEVELOPMENT. CONVENIENTLY LOCATED ON THE EDGE OF TOWN WITH BUS STOP RIGHT OUTSIDE. MODERN AND THOUGHTFUL ACCOMMODATION INCLUDING EXCELLENT COMMUNAL AMENITIES AND FULL TIME HOUSE MANAGER.

**£160,000**  
Leasehold

our ref: CNN10154

## KEY FEATURES



2

- TWO DOUBLE BEDROOM APARTMENT
- 1ST FLOOR WITH BALCONY
- DISTANT SEA AND COAST VIEW
- 19FT LOUNGE/DINER WITH PATIO DOORS
- MAIN SHOWER SUITE WITH ADDITIONAL 2ND WC
- 24 HOUR CARELINE SERVICE
- RESIDENT HOUSE MANAGER
- LIFT TO ALL FLOORS
- RESIDENTS CAR PARK
- CLOSE TO TOWN CENTRE AND BUS ROUTE



1



2

Energy rating (EPC) **C**

Council tax band: **C**

## SUMMARY

Welcome to 34 Windsor Court, your gateway to relaxed retirement living in the heart of Newquay. Nestled within the esteemed Windsor Court development, this two double bedroom apartment caters perfectly to the discerning needs of the those over 60 years of age, full of modern and practical features.

Perched on the first-floor front elevation, with sheltered balcony enjoying sea views over Newquay Bay and beyond. Step inside and discover a spacious hallway adorned with ample storage solutions, setting the tone for practical yet elegant living.

The heart of this home lies within its generous 19ft lounge/diner, leading to the balcony where you can relax in the sea breeze and coastal charm. Adjacent, a modern compact kitchen awaits, complete with light-coloured units and integrated appliances, ensuring culinary endeavours are both convenient and enjoyable.

Two inviting double bedrooms beckon. One bedroom even features fitted wardrobes and dual aspect windows for added comfort and convenience. A fully fitted shower room suite with vanity unit and double walk in shower unit awaits



your indulgence, complemented by an additional WC for added practicality which is also a rare feature within the development.

But the allure of Windsor Court extends beyond its interior. Residents enjoy access to a wealth of amenities, including a residents' car park, a full-time resident house manager, and a 24-hour careline service for peace of mind. Socialise in the welcoming residents' lounge, refresh your wardrobe in the laundry room, or accommodate guests in style with the convenient guest suite.

Additional comforts include a lift to all floor and uPVC double glazing and electric night storage heating throughout the apartment, ensuring year-round comfort and efficiency.

Don't miss your chance to embrace the retirement lifestyle you deserve at 34 Windsor Court. With its blend of modern convenience, pretty views, and thoughtful amenities, this property presents a rare opportunity for tranquil coastal living. Schedule your viewing today and make your retirement dreams a reality.

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## THE LEASE:

Length of Lease: 125 Years

Lease Start Date: Late 1990's

Ground rent: TBC

Service charge & Info: TBC

Management Company: First Port

Residential letting: TBC

Holiday letting: No

Pets: Yes with prior consent from landlord

Any other relevant lease info: All lease info, supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.



## ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Residents Car Park (1st come 1st served)

Heating and hot water: Night Storage Heaters & Immersion

Covenants: Age Restricted to 60 plus. As a couple, providing one is Over 60 the other need only be over Over 55.

Accessibility: 1st Floor Apartment. Lift to all floors

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hall

## Lounge/Diner

19' 10" x 10' 7" (6.04m x 3.22m)

## Sheltered Balcony

6' 5" x 3' 6" (1.95m x 1.07m)

## Kitchen

7' 6" x 7' 2" (2.28m x 2.18m)  
irregular shaped room

## WC

6' 3" x 3' 2" (1.90m x 0.96m)

## Bedroom 1

15' 8" x 9' 2" (4.77m x 2.79m)

## Bedroom 2

15' 7" x 9' 2" (4.75m x 2.79m)

## Shower Room

6' 9" x 5' 5" (2.06m x 1.65m)

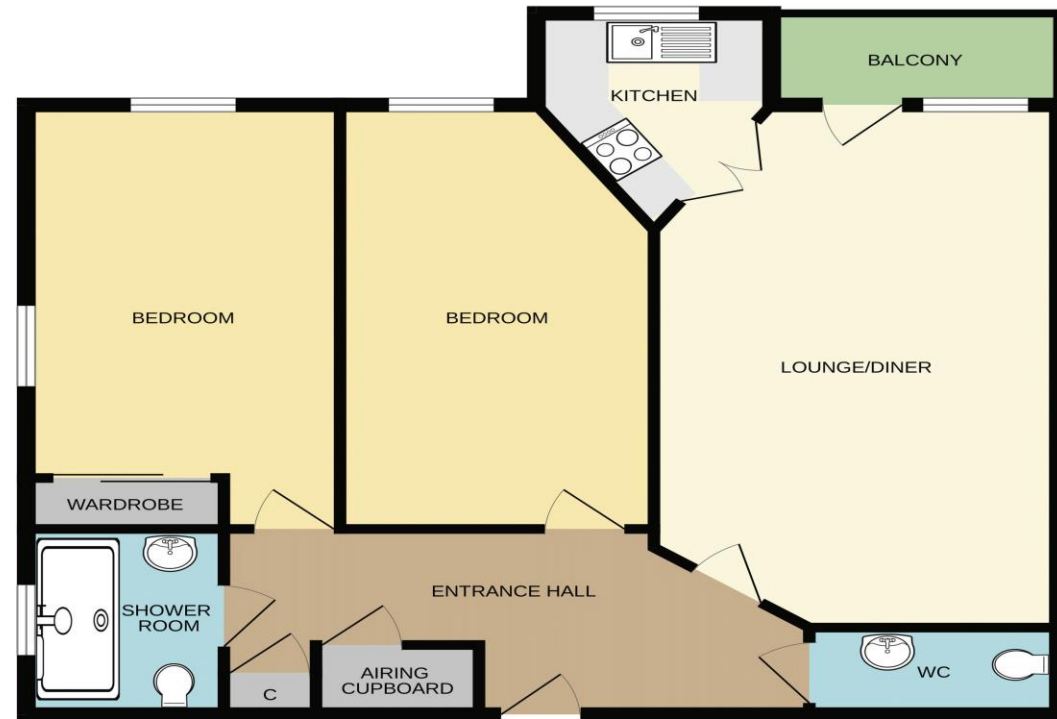
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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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