

# NEWQUAY PROPERTY CENTRE



A REFURBISHED AND FRESHLY DECORATED TWO DOUBLE BEDROOM RETIREMENT FLAT WITH PRIVATE BALCONY AND A VERY CONVENIENT CENTRAL LOCATION - NO CHAIN!



9 Chymedden, Newquay, TR7 1TG

£159,950  
Leasehold

our ref: CNN9245

01637 875161

# IN BRIEF...

- Type: Flat
- Style: Upper Floor Flat
- Age: Modern
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 1
- EPC: C
- Council tax band: C
- Mains Services: All Mains
- REFURBISHED RETIREMENT FLAT
- FIRST FLOOR WITH BALCONY
- TWO DOUBLE BEDROOMS
- CATERING FOR THE OVER 60'S
- LIFT TO ALL FLOORS
- RESIDENT HOUSE MANAGER
- COMMUNAL SOCIAL FACILITIES
- 24 HOUR CARELINE SERVICE
- RESIDENTS CAR PARK



## OWNERSAYS...

“This was a convenient, friendly, easy and safe home for my parents.”



## CONSIDER THIS...

WHAT WE LOVE: A single pet is permitted with permission from the freeholders, however, pets are not allowed to be replaced.

# MOREDETAIL...

**SUMMARY:** Chymedden is arguably Newquay's most desirable and most sought after retirement development. Specifically catering for the over 60's, with a great range of sociable communal facilities, as well as full-time House Manager and 24 hour Careline service. It is conveniently situated in central Newquay, just a short walk from the main high street and Newquay's wonderful town centre. The building is famed for its wonderful position overlooking the Killacourt, with stunning views over Newquay Bay. These views are on offer from the communal lounge which can be enjoyed by all.

No.9 is a first floor, two double bed roomed apartment that in recent years has been refurbished and has also been freshly decorated. The property has a spacious entrance hall with large airing cupboard housing a Worcester combi boiler for hot water and gas fired central heating.

From the hallway there is access to all of the apartments rooms and there are Careline pull cords located in each room, offering a 24 hour service and giving piece of mind to residents and relatives.

The main living area is one large, open plan lounge/diner/kitchen with a wonderful amount of natural light from dual aspect windows which includes sliding patio doors to a private east facing balcony.

The kitchen has a modern range of cherry wood fitted units with eye level double oven, hob, extractor, spaces for further white goods and is open to the dining area and living room.

Within the lounge/diner there is ample space for both living and dining furniture with light coloured carpets and freshly decorated walls.

Both of the bedrooms are good size doubles.

The shower room has been fully re-fitted with a quality double shower suite to include fully tiled walls, wash basin, WC, fitted mirror and shaver/light socket, as well as a heated towel rail.

This apartment offers everything required for comfortable, safe and secure living, whether it be a single person or a couple.

The Ground Rent stands at £60 per year. The Service Charge is £2697 per year, this includes access and usage of all communal facilities as well as building insurance, ground maintenance, lift servicing, access to the residents car park which is on a "first come, first serve" basis and window cleaning. On site facilities include a full-time House Manager, 24 hour Careline service throughout the building, residents lounge, laundry room, guest suite and beauty room. Within the basement, all residents have the benefit of a secure storage area, the car park is on a "first come, first serve" basis, although with its great central location it is unlikely that a car would be required long term, however, owners have the choice whether they do maintain and own a vehicle.

A single pet is permitted by prior permission from the freeholder.

Sold with vacant possession and no ongoing chain. **VIEWING ESSENTIAL.**

Agent's notes: Preliminary property details, awaiting Vendor verification.



## THELOCATION...

**LOCATION:** Chymedden is conveniently situated in central Newquay, overlooking the beautiful Killacourt, Towan Beach, the iconic Island and Newquay Harbour. In addition to this, there is easy access to the main high street which is situated within a very short walk, making this the perfect location for the retired.

### SHOPPING

- Newquay High Street
- Sainsburys
- Aldi

### RELAXING

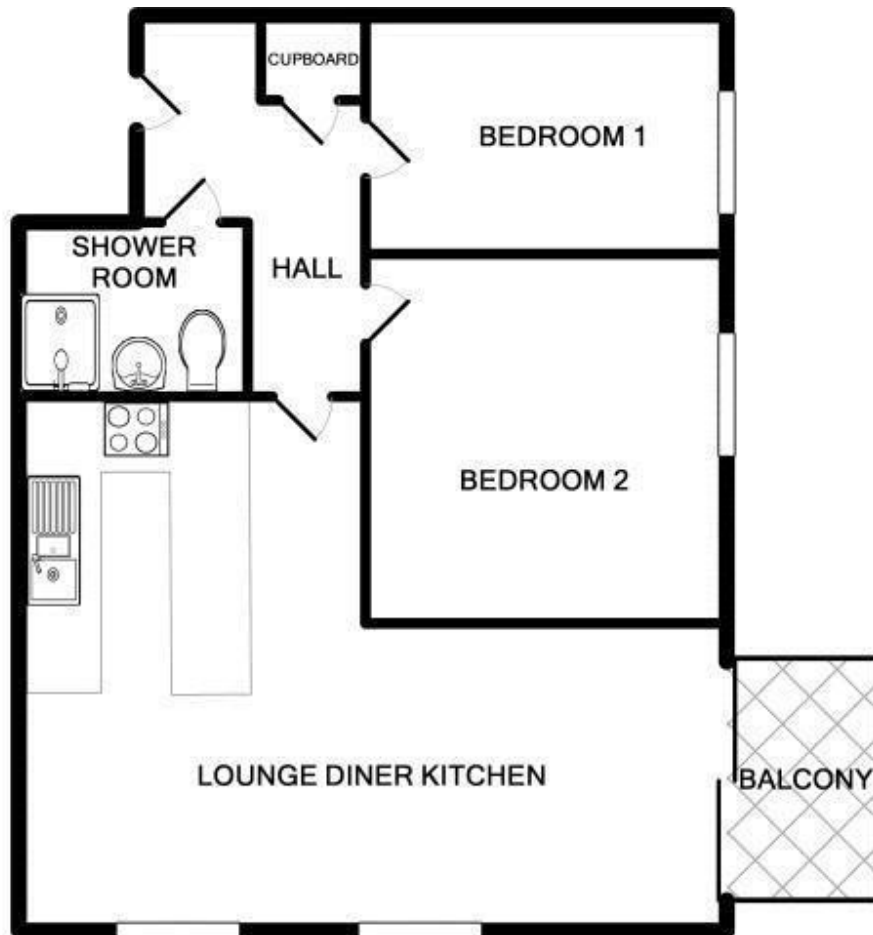
- The Killacourt
- Costa Coffee
- Local Beaches

### TRAVEL

- Bus station
- Train station
- Newquay Cornwall Airport



# THE FLOORPLAN...



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## THE DIMENSIONS...

### Hallway

### Open Plan

#### Lounge/Diner/Kitchen

21' 4" x 15' 11" (6.50m x 4.85m)

### Balcony

7' 3" x 4' 6" (2.21m x 1.37m)

### Bedroom One

11' 3" x 10' 10" (3.43m x 3.30m)

### Bedroom Two

10' 3" x 7' 3" (3.12m x 2.21m)

### Shower Suite

6' 9" x 5' 1" (2.06m x 1.55m)

### Communal Facilities

### Residents Lounge

### Laundry Room

### Guest Suite

### Car Park

### Gardens

## MORE INFO...

call: 01637 875 161  
email: [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)  
web: [www.newquaypropertycentre.co.uk](http://www.newquaypropertycentre.co.uk)

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.