

# NEWQUAY PROPERTY CENTRE



A WELL PRESENTED SECOND FLOOR, ONE DOUBLE BEDROOM APARTMENT ENJOYING SEA GLIMPSES AND SUNNY SOUTH FACING ROOMS.



18 Penhaven Court, Newquay  
TR7 1UJ

£130,000  
Leasehold

our ref: CNN8682

01637 875161

# INBRIEF...

- Type: Flat
- Style: Upper Floor
- Age: Modern
- Bedrooms: 1
- Reception rooms: 1
- Bathrooms: 1
- EPC: C
- Council tax band: A
- Mains Services: Water, Electricity & Drainage
- CONVENIENT LOCATION
- UPVC DOUBLE GLAZING
- CHAIN FREE
- COMMUNAL FACILITIES, LAUNDRY & HOUSE MANAGER
- DOUBLE SHOWER SUITE
- FULLY FITTED KITCHEN
- SEA GLIMPSES
- UPPER FLOOR
- ELECTRIC HEATING



## OWNERSAYS...

"I've loved living here it's a friendly and safe place to live."



## CONSIDER THIS...

WHAT WE LOVE: We love how accessible the local amenities are to the apartment, whilst also being a stones throw from the sea.



# MOREDETAIL...

**SUMMARY:** Penhaven Court is a much sought after exclusive retirement development specifically for the over 60's market. Conveniently situated in central Newquay close to the main high street, yet tucked away next to Newquay Killacourt and Towan Beach. The property is being offered for sale with no ongoing chain.

From the communal front entrance, you are immediately welcomed in by the House Managers office. The property is located on the upper floor of the building, there is a lift servicing all the floors, the building has the added benefit of a resident's lounge and communal laundry room. Extra communal facilities within the building include a guest suite which is available upon request.

On entering the property there is a hallway with useful storage cupboard and access to all of the apartments rooms.

The main formal living space is over 18ft and has UPVC double glazed, dual aspect windows supplying a light, bright and airy room flooded with sunshine on those sunny days.

Off from the lounge via an open arch there is a separate kitchen that has a white fitted kitchen to include ample space for white goods.

The double bedroom is a great size with mirror fronted fitted wardrobes and fitted up and over units.

The bathroom suite has been re-fitted with a modern double shower, fully tiled walls and contemporary wash basin and WC.

Throughout the property there is UPVC double glazing, night storage heating and Careline pull cords.

The building is specifically for persons of 60 years and over. One pet is permitted. The Ground Rent currently stands at £489.84. The Service Charge currently stands at £2724.26. The Service Charge includes Building Insurance, Water Rates, general buildings and ground maintenance, access use and maintenance of all communal facilities, the Careline service and the resident House Manager.

The immediate town centre is one street away giving easy close access to Newquay high street and all of its amenities. The beautiful Killacourt is to the front of the building as is Newquay Bay which includes the beautiful Towan Beach which is within just a short walk from this property.

**VACANT POSSESSION. NO ONGOING CHAIN.**



## THELOCATION...

**LOCATION:** Penhaven Court is situated on Island Crescent, close to the iconic Towan Island, beautiful Towan Beach and the stunning Killacourt recreational space. It is also very close to the immediate town centre giving easy access to daily amenities. A great location for the retirement market.

### SHOPPING

- Town centre
- Sainsburys

### RELAXING

- Killacourt
- Towan Beach

### TRAVEL

- Bus station
- Train station

# THE FLOORPLAN...

## 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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## THE DIMENSIONS...

**All measurements are approximate**

**Entrance Hall**  
8' 10" x 2' 11" (2.69m x 0.89m)

**Bathroom**  
6' 8" x 5' 4" (2.03m x 1.62m)

**Bedroom**  
13' 11" x 8' 7" (4.24m x 2.61m)

**Kitchen**  
7' 3" x 5' 4" (2.21m x 1.62m)

**Lounge**  
18' 9" x 11' 10" (5.71m x 3.60m)

## 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.