

NEWQUAY PROPERTY CENTRE



A BRIGHT AND WELL DECORATED 1 DOUBLE BEDROOM RETIREMENT APARTMENT CONVENIENTLY SITUATED CLOSE TO THE TOWN AND SHOPS, WITH GREAT FACILITIES PERFECTLY CATERED FOR THE RETIRED.



23 Penhaven Court, Newquay, TR7 1UJ

Guide Price
£100,000
Leasehold

our ref: CNN6965

01637 875161

IN BRIEF...

- Type: Retirement
- Style: Upper Floor Flat
- Age: Modern
- Bedrooms: 1
- Reception rooms: 1
- Bathrooms: 1
- EPC: C
- Council tax band: B
- MAINS SERVICES: ELECTRIC, WATER & DRAINAGE
- Top floor retirement flat
- Freshly decorated
- UPVC Double glazing & Night storage heating
- Upgraded shower suite
- Resident House Manager
- Communal social facilities
- Residents Car park
- Close to shops and amenities
- Chain free sale



OWNERSAYS...

“It's nice being on the top floor and south facing, full of light and a lovely view towards the Killacourt.”



CONSIDER THIS...

The Service Charge includes Water, Buildings Insurance, House Manager, Careline, Buildings and Grounds Maintenance, window cleaning, lift and all communal facilities.

MOREDETAIL...

ATTRACTIVELY PRICED FOR QUICK SALE

SUMMARY: Penhaven Court is a purpose built centrally located development of retirement flats specifically catering for the over 60's market.

This particular property enjoys a top floor position on the southern aspect of the building, affording it a great amount of natural light with a side ways view looking towards the Killacourt.

The property has been freshly decorated with modern colours and carpets and has an upgraded shower room. From a spacious hallway with useful cupboard there is a good size lounge/diner with ample space for living and dining furniture and large picture window enjoying the best of the view.

Off from the lounge/diner is a fully fitted compact kitchen with light units, integrated oven, hob, extractor and space for upright fridge/freezer.

The double bedroom is a good size with fully fitted mirror fronted wardrobes. There are Careline pull cords located throughout the apartment.

The property has UPVC Double glazing and Night storage heating.

The shower room, as mentioned, has been upgraded with a good size shower enclosure, aqua panel easy clean splashbacks with wash basin and WC.

The building is serviced to all floors by an elevator, there are various communal resident's facilities which include lounge, guest suite and laundry room. There is a full time resident House Manager and a first come first serve residents car park.

This Service Charge includes Water Rates, Buildings Insurance, Buildings and Ground Maintenance, 24 hour Careline service, lift maintenance, all communal facilities and a full time resident House Manager. Window cleaning is also part of the service.

THE LEASE:

Length of Lease: 125 years

Lease Start Date: 23rd August 1999

Ground rent: £488.00 per year

Service charge: £3400.00 per year (approx.)

(Includes Buildings Insurance)

Freeholder: Estates and Management Ltd

Management Company: FirstPort Property Services

Residential letting: Subject to age restriction.

Holiday letting: No

Pets: Yes

A great, safe, social home providing independent living close to the town centre and amenities.

CHAIN FREE SALE.

Agents Note: Please be advised that the photos were taken prior to the tenant moving in.



THELOCATION...

Penhaven Court is situated one row back from the main town high street close to the beautiful Towan Beach and Killacourt, a lovely relaxing location, close to town amenities.

SHOPPING

Town centre
Sainsburys
Aldi

RELAXING

Towan Beach
Killacourt

TRAVEL

Bus Station
Train Station



THE FLOORPLAN...



FLOOR PLAN CURRENTLY BEING COMPILED

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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

Bedroom
13' 11" x 8' 7" (4.24m x 2.61m) Plus fitted wardrobes

Hall plus storage cupboard

Shower Room
6' 9" x 5' 4" (2.06m x 1.62m)

Lounge/Diner
17' 3" x 10' 3" (5.25m x 3.12m)

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

MORE INFO...

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