

NEWQUAY PROPERTY CENTRE



A BRAND NEW GROUND FLOOR LUXURY RETIREMENT APARTMENT WITH 1 DOUBLE BEDROOM, LARGE LIVING AREA AND A VERY HIGH SPECIFICATION DESIGN.



6 Perran Lodge, Narrowcliff, Newquay
TR7 2FT

£259,950
Leasehold

our ref: CNN6919

01637 875161

IN BRIEF...

- Type: Retirement
- Style: Ground Floor Flat
- Age: New Build
- Bedrooms: 1
- Reception rooms: 1
- Bathrooms: 1
- EPC: B
- Council tax band: B
- Mains Water & Drainage
- Brand New Retirement Apartment
- Ground Floor
- Lovely Large Living Area
- Ground Source Central Heating
- 10 Year NHBC Warranty
- Free Parking
- Superb Location, near to amenities
- Full-time Lodge Manager and 24 hour Careline support system
- Safe, Secure, Independent Living



OWNERSAYS...

“This development of 48 one and two bedroom retirement apartments is brand new and with so much nearby they won't be around for long! Already 50% sold.”



CONSIDER THIS...

The Service Charge and Ground Rent per year is £2760.44 combined or £53.09 per week, this includes building insurance, external maintenance, garden maintenance, water and sewerage. Central heating and hot water, window cleaning, all communal facilities, full-time Lodge Manager and 24 hour Careline support system.

MOREDETAIL...

Perran Lodge is Newquays newest and arguably best retirement development, beautifully designed and built by Churchill Retirement Living, with the added piece of mind of a 10 year NHBC Build Warranty for the over 60's market. The location is perfect, situated on Narrowcliff overlooking the Barrowfields and Newquay Bay, just a short walk from the secondary shopping complex on Chester Road and with an active bus route directly outside. Close to various beaches and near to the town centre which is accessed along a level approach. The development has free parking for the owners on an unreserved basis with a sheltered mobility scooter area including charge points. The secure front entrance houses a Well-being Suite and the Lodge Managers Office. There is a lift to all floors, twin en-suite Guest Room and wonderful Owners' Lounge with communal south facing gardens. Throughout the entire property there is Ground Source Central Heating which services radiators thermostatically controlled, throughout the apartments. The cost, maintenance and running of the Central Heating and hot water facilities is included within the Service Charge. Number 6 is situated on the ground floor. It has plentiful, 1 bedroomed accommodation, taking in a fantastic open living area. From an entrance door there is access to the hallway having a large fitted storage cupboard and access to all of the properties rooms. The living room is a good size access to the kitchen. The kitchen has a quality range of sleek gloss style grey units, with eye level fitted oven, hob, extractor, integrated fridge/freezer and washer dryer, as well as beautiful tiling. The bedroom is a good sized double with fitted mirror fronted wardrobes. The shower room has a quality double shower suite with wash basin and WC also with beautiful tiling. Fitted throughout with modern, light carpets and décor. Within the apartment there is UPVC double glazing, Smart System for Video entry and Careline control. A wonderful life style choice for the retired looking for safe, secure and convenient independent living.

Agents Note: Please be advised that whilst the minimum age restriction for an individual is 60, within a partnership as long as one person is over 60 the other person only needs to be over 55.



THELOCATION...

Perran Lodge is situated on Narrowcliff close to Chester Road shopping complex, various local beaches and not too far from the town centre with an active bus service outside.

SHOPPING

- Chester Road Shopping Complex - 0.2 miles
- Aldi - 0.5 miles

RELAXING

- Barrowfields - Opposite
- Local Beaches - 0.3 miles

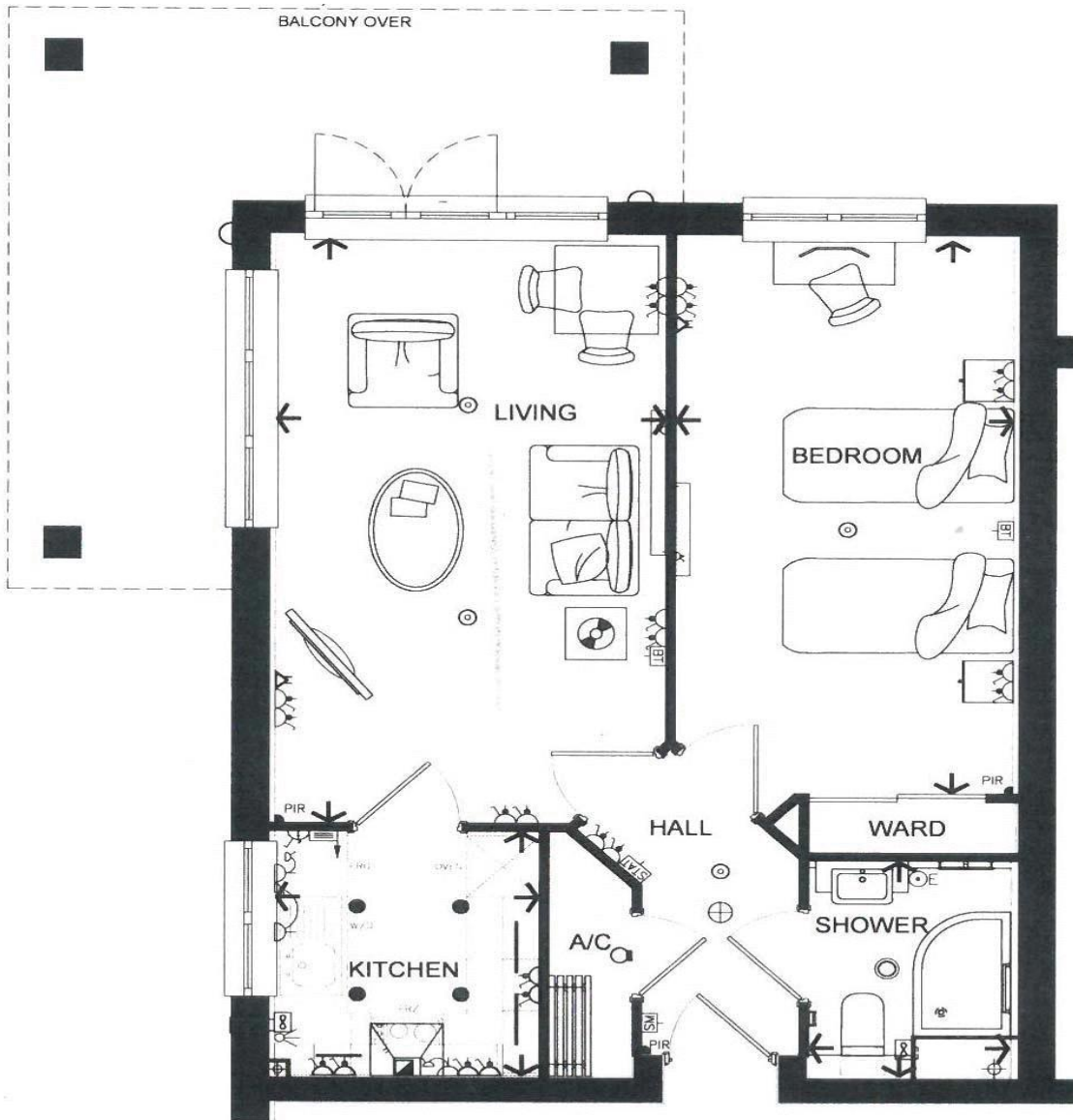
TRAVEL

- Bus Stop - Outside
- Train station - 0.5 miles

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



THE FLOORPLAN...



THE DIMENSIONS...

All measurements are approximate.

Living Room
18' 6" x 10' 7" (5.63m x 3.22m)

Hallway

Kitchen
7' 10" x 7' 2" (2.39m x 2.18m)

Large Airing Cupboard

Bedroom
17' 6" x 9' 2" (5.33m x 2.79m)

Shower Room
6' 11" x 5' 6" (2.11m x 1.68m)

MORE INFO...

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