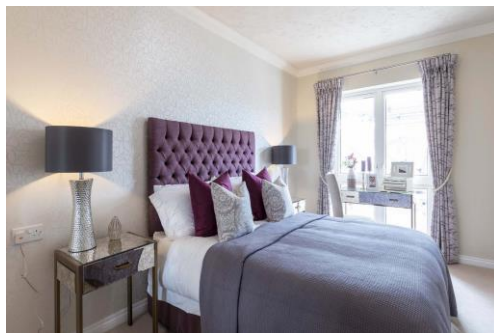


NEWQUAY PROPERTY CENTRE



A BEAUTIFUL COLLECTION OF ONE AND TWO BEDROOM
RETIREMENT APARTMENTS IN NEWQUAY. DISCOVER PERRAN
LODGE NOW.



8 Perran Lodge, Narrowcliff, Newquay
TR7 2FT

£256,950
Leasehold

our ref: CNN7501

01637 875161

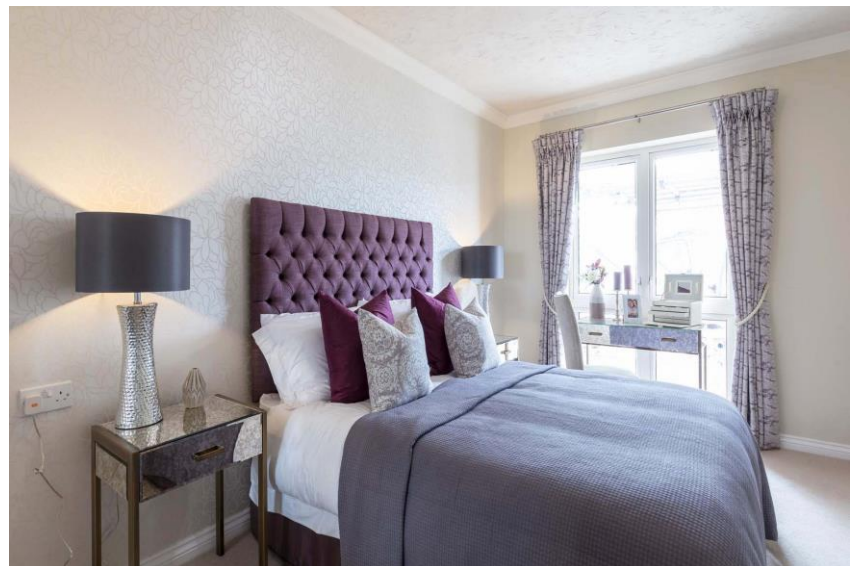
IN BRIEF...

- Type: Retirement
- Style: Ground Floor Flat
- Age: New Build
- Bedrooms: 1
- Reception rooms: 1
- Bathrooms: 1
- EPC: B
- Council tax band: B
- Mains Water, Electricity & Drainage
- Age-Exclusive
- Lift to all floors
- Communal Owners' Lounge & Coffee Bar with Wi-fi
- Video entry system
- 24 hour support system
- Intruder alarm
- Lodge Manager to assist with the daily running of the Lodge
- Landscaped grounds
- Free parking
- Wellbeing Suite



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

MOREDETAIL...

This beautiful apartment comes with a fully fitted kitchen, spacious living room, separate shower room and a large bedroom. The kitchen has been designed for practicality, with a fitted fridge and freezer and a waist-height oven to save bending down. There's also an integral washer/dryer fitted. The bedroom comes complete with fitted wardrobes as well as TV and telephone points, with even the smallest details considered. Located on Narrowcliff with glorious uninterrupted sea views, Perran Lodge is a stylish development of 48 one and two bedroom retirement apartments. The development is well located for a good selection of local shops and amenities including a Post Office, a bank, a pharmacy, a doctor's surgery, a bakery, beauticians and hairdressers. Perran Lodge enjoys sea views across the Barrowfields and further along the coast to Lusty Glaze, and many apartments feature private balconies to take advantage of the enviable location. Communal gardens are carefully landscaped, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep that a large garden so often demands. The carefully designed Owners' Lounge comes complete with a coffee bar and is a popular feature, providing the perfect venue for entertaining, participating in activities organised by your Lodge Manager, or just relaxing with a book. Events include everything from fish and chip suppers, to tea dances, giving you the chance to socialise as much as you like throughout the year. The fully furnished Guest Suite provides an ideal space for your family and friends to stay over when visiting, while a lift to all floors is installed for your convenience. This apartment comes complete with a 24 hour emergency Careline system, while a camera entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire alarm systems are fitted throughout the Lodge, while a Lodge Manager is on hand to assist you with anything else you might need. Please note: The floorplan shown serves as an example only. To see a plot-specific floorplan, please speak to the Sales Executive at the development.



THELOCATION...

Perran Lodge is situated on Narrowcliff close to Chester Road shopping complex, various local beaches and not to 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.

Kitchen

Hallway

Bedroom

Large Airing Cupboard

Shower Room

Lounge/Diner

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.