

# NEWQUAY PROPERTY CENTRE



A STUNNING PENTHOUSE ONE BEDROOM APARTMENT WITHIN THE POPULAR RETIREMENT COMPLEX MARINA COURT. BEAUTIFUL 180 DEGREE VIEWS ACROSS NEWQUAY TOWN AND BAY WITH OUTDOOR BALCONY! FABULOUS CONDITION THROUGHOUT AND IMMACULETLY PRESENTED.



46 Marina Court, Mount Wise, Newquay,  
TR7 2EJ

£180,000  
Leasehold

our ref: CNN8993

01637 875161

# INBRIEF...

- Type: Flat
- Style: Upper Floor Flat
- Age: Modern
- Bedrooms: 1
- Reception rooms: 1
- Bathrooms: 1
- EPC: C
- Council tax band: C
- Mains Services: All Mains
- LUXURY PENTHOUSE APARTMENT
- OUTDOOR BALCONY
- STUNNING 180 DEGREE VIEWS OF NEWQUAY COASTLINE
- SPACIOUS AND BRIGHT ENTRANCE HALLWAY
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- SPECIFICALLY FOR 60 PLUS
- HOUSE MANAGER & 24 HOUR CARLINE
- ON SITE COMMUNAL AMENITIES & GARDEN
- CLOSE TO TOWN AND LOCAL AMENITIES



## OWNERSAYS...

"We have absolutely loved living here and will definitely miss waking up to that view every day! The residents at Marina court are all incredibly friendly and it's an fantastic community to be part of. "



## CONSIDER THIS...

WHAT WE LOVE: We never tire of the beautiful views that you get from the Penthouses in Marina Court. They really are something special which is why we highly recommend viewing to really appreciate them in person!



# MOREDETAIL...

**SUMMARY:** One of only a handful of penthouses available within the development, number 46 has the most fantastic position being on the corner of the building and being the larger one bedroom design. Beautifully presented throughout it really is 'ready to move in to' and is incredibly light and spacious with windows on 3 out of the 4 sides of the apartment.

On entering the apartment you are immediately struck by the incredibly spacious entrance hallway which gives access to all of the main accommodation. Within the hallway there is a window to the southerly aspect flooding the entrance with natural light. There are two storage cupboards within the hallway, one of which is a great size also housing the electric hot water tank.

The main living/dining room is positioned on the front aspect of the building all looking on to the balcony and the incredible views across Newquay. It is a right and spacious room with space for a living room furniture and a separate dining table. This then leads on to the kitchen which can be closed off with obscure glass doors. The kitchen comprises of a range of wall and base units with roll edge laminate work surfaces over and ceramic tiled splashback. There is a fitted sink and drainer unit, eye level electric oven and separate electric hob with extractor hood over.

The main bedroom is also a lovely size again enjoying sea views from your bed! There are fitted mirrored wardrobes within the bedroom. There is a separate shower room which has been refitted in recent years and now comprises of a double shower unit with electric shower over, vanity sink unit with storage under, low level W/C, all with ceramic tiled walls.

Externally there is a full-length balcony taking in stunning views across Newquay Bay, the Harbour and the North Cornish coastline as far as Trevoze Head, a wonderful area to enjoy the view with a glass of wine in the evenings and beautiful in all weathers!

The property is fully double glazed and benefits with upgraded storage heating.

The original lease was for a term of 125 years as of 2008. The building was newly built in the late 2000's specifically catering for the over 60's. Please be advised that as a couple, as long as one person is over 60 the other person need only be over 55. The annual service charge is £2230.92 with an annual ground rent of £425.00. The service charge includes building insurance, grounds and building maintenance, House Manger, Careline, all communal facilities and water rates. Residents are responsible for their own electric and council tax bills only. As such, the service charge provides peace of mind and value for money knowing that many things are cared and catered for within the charge.

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



## THELOCATION...

**LOCATION:** Marina Court is conveniently situated on the top side of the main town centre within a short walk down to the main high street. In addition to this there is an active bus route immediately in front of the building, many popular beaches and Trenance park are also within a short walk. As such Marina Court is perfectly located for convenient access that is well suited to the retirement market.

### SHOPPING

- Main town centre
- Asda
- Aldi

### RELAXING

- Residents south facing communal gardens
- Residents Lounge
- Wetherspoons

### TRAVEL

- Bus stop - outside
- Train Station
- Cornwall Airport Newquay



# THE FLOORPLAN...



**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## THE DIMENSIONS...

### ENTRANCE HALLWAY

10' 11" x 9' 1" (3.32m x 2.77m)

### LOUNGE/DINER

18' 0" x 12' 1" (5.48m x 3.68m)

### KITCHEN

7' 4" x 7' 0" (2.23m x 2.13m)

### MASTER BEDROOM

12' 9" x 9' 1" (3.88m x 2.77m)

### SHOWER ROOM

6' 11" x 5' 9" (2.11m x 1.75m)

### AIRING CUPBOARD

5' 5" x 3' 0" (1.65m x 0.91m)

## 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.