

## 1 Penhaven Court, Newquay, TR7 1UJ



**Superb example of a ground floor 2 bedroom retirement apartment in central Newquay with stunning front line views over Towan beach, iconic Newquay Island and the sea. Rare opportunity on the front of this popular block with views and a short level walk to the town**

- Well presented throughout
- Rare 2 bedroom dining/room variant
- Guest suite, laundry and residents lounge
- Communal facilities and house manager
- Lower ground floor apartment
- No onward chain, available immediately
- Stunning sea views from lounge and both bedrooms
- Door from lounge leads to sea view seating area, providing private access
- 511 sq tf

**Price £185,000 Leasehold**

Communal secure residents entrance, with reception and lift to all floors.

**HALL**

Shelved storage cupboard with hot water cylinder, cold water tank and main electric fuses.

**LOUNGE**

Front aspect floor to ceiling uPVC double glazed opening window, with side opening door on to brick paved seating area directly overlooking Towan beach, Newquay Harbour, the iconic Newquay Island and the sea. Dimplex electric radiator. Marble fireplace surround with fitted electric fire. Archway leads to the:

**KITCHENETTE**

Surrounding range of laminate faced kitchen units under a roll edge laminate worktop incorporating a single drainer stainless steel sink unit, fitted single electric oven and 4 plate electric ceramic hob with extractor fan over and upright fridge/freezer.

**BEDROOM 1**

Double door fitted wardrobe. Wall mounted electric radiator. Front aspect uPVC double glazed window with sea views.

**BEDROOM 2**

Front aspect uPVC double glazed window with sea views. Wall mounted electric radiator.

**SHOWER ROOM**

Fully tiled walls. Large double width walk-in shower cubicle with shower and sliding shower doors. Low level WC. Heated towel rail. Vanity basin with storage cupboard under.

**TENURE**

Leasehold (125 years from 1 November 1988) with a

current Annual service charge, including water rates and buildings insurance, amounting to £3600. This is paid in two annual instalments of circa £1800 in March and September. Ground rent is payable costing £550 per Year, paid twice annually.

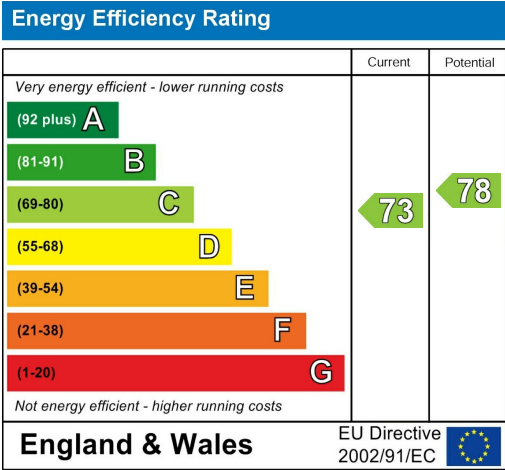
Age restricted lease for retirement only. Penhaven Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 43 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within the property and the apartments themselves in the case of an emergency. When the Development Manager is off duty, there is a 24hr emergency call service. It is a condition of purchase that residents be over the age of 60 Years, or in the event of a couple, one must be over the age of 60 Years and the other over 55 Years.

**SERVICES**

Mains electricity, water and drainage

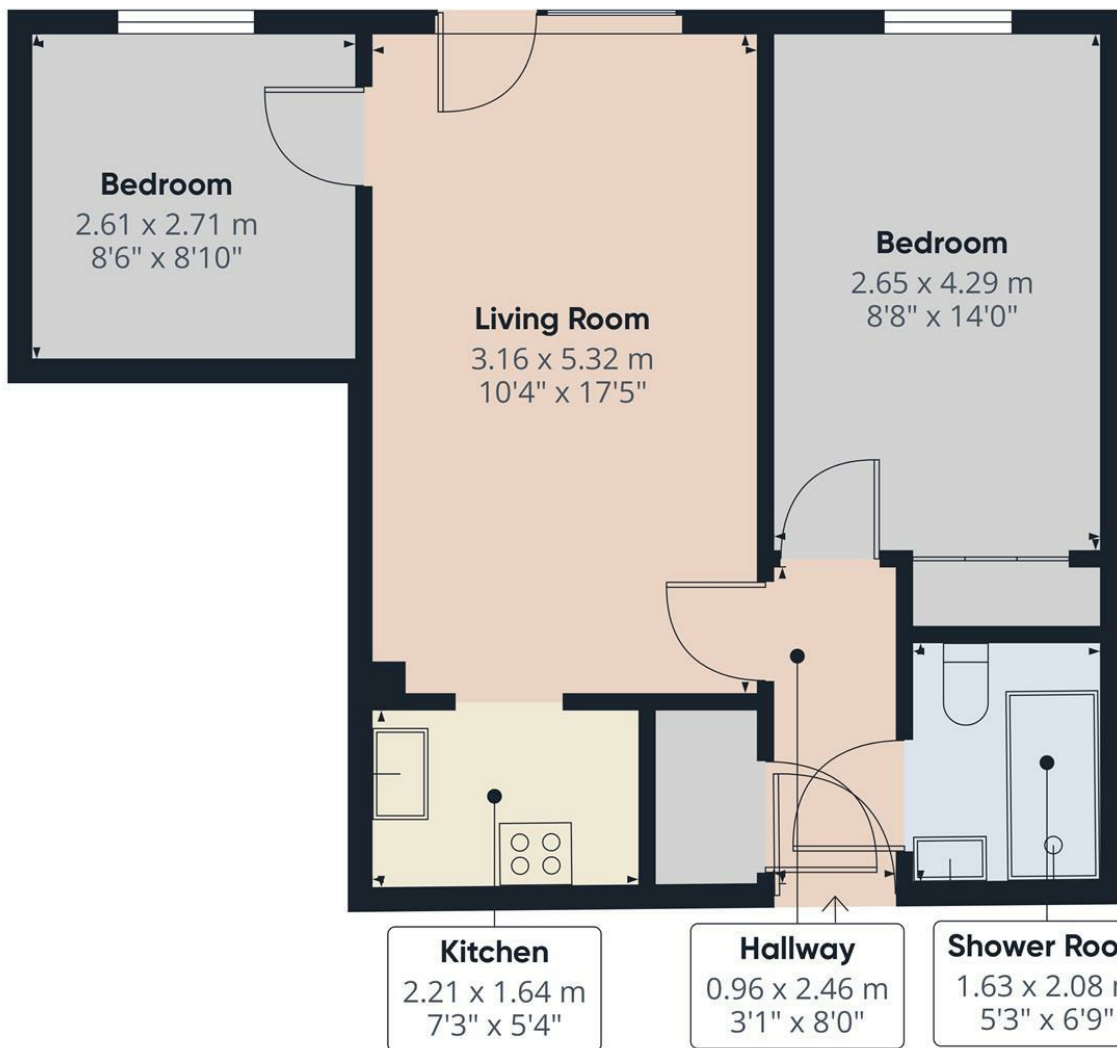
**COUNCIL TAX**

Band B









**Approximate total area<sup>(1)</sup>**  
47.3 m<sup>2</sup>  
511 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# Start & co

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