

PRICE REDUCTION



McCarthy & Stone
RESALES



39 Marina Court Mount Wise, Newquay, TR7 2EJ
Asking price £145,000 LEASEHOLD

For further details
please call 0345 556 4104

39 Marina Court Mount Wise, Newquay, TR7 2EJ

*****PRICE RECENTLY REDUCED*****A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH BALCONY*

Introduction

Completed in 2009 by award-winning developers McCarthy & Stone, Marina Court is a striking development occupying a commanding location within a half mile distance of the Town Centre amenities and the seafront of this famous coastal location. Providing an independent living opportunity specifically for those over 60 years of age the development enjoys a host of facilities for the benefit of home owners not least of which is the beautiful communal lounge. In addition, there is a lift serving all floors, mobility scooter store, laundry room and a landscaped garden. Further peace-of-mind is found in the service provided by our Resident House Manager who oversees the smooth running of the development. There is also a 24-hour emergency call system in the apartments and communal areas. A guest suite is available to receive family and friends for which a small charge of £25 per night is made.

It's so easy to make new friends and to lead a busy and fulfilled life at Marina Court; there are always plenty of regular activities to choose from including; coffee mornings, games and quiz nights, seasonal and themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

This lovely apartment is positioned on an upper floor within easy access of one of the lifts serving all other floors. It is located on the South side of the development enjoying a warm and sheltered aspect. There are two features of this property worthy of special mention; firstly the south-facing balcony that overlooks the development gardens and secondly the quite substantial bedroom with more than enough space for most home owners. It is a welcoming property apartment with a living room that has access to the balcony, the kitchen comprises a range of modern units and integrated appliances which include an oven, hob, fridge and freezer and a modern bathroom.

Early viewing advised.

Entrance Hall

Spacious entrance hall with ample wall space for typical hall furniture, with walk-in storage cupboard with light, shelving and housing the boiler supplying domestic hot water, illuminated light switches, apartment security door entry system and intercom. Emergency pull cord.

Lounge

A welcoming room with double-glazed French door and side panel opening onto a sunny south facing walk-out balcony. Focal point fire with inset electric fire, TV and BT points, raised electric power sockets. 'Dimplex' panel heater and glazed double doors to kitchen.

Balcony

Is a really beneficial feature of this lovely apartment. Very sheltered and having a mostly south facing aspect taking full advantage of sunny days. The balcony overlooks the gardens of the development and has a glazed balustrade, glazed privacy panel to one wing and outside light.

Kitchen

With a double-glazed window. Fully fitted kitchen with 'maple' effect wall and base units having granite effect laminated worktops and incorporating a stainless steel sink unit. Excellent range of integrated appliances comprise; 4-ringed hob with extractor hood over, waist level oven and concealed fridge and freezer. Extensively tiled walls and vinyl floor covering.

Bedroom

This is a most significant feature and is one of just two apartments within Marina Court with a bedroom of the impressive size. 'An L' -shaped room with the recess very suitable for use as a dressing area complete with a built-in wardrobe with ample hanging and shelving space and with mirror-fronted doors. Double-glazed window, raised power points. TV and BT points. Dimplex panel heater.

Bathroom

Modern white suite comprising; W.C. vanity wash-basin with

undersink cupboard and mirror, light and shaver point over, panelled bath with overbath shower, electric heated towel rail and electric wall heater, emergency pull cord and fully tiled walls.

Parking

Parking at the development is by virtue of a permit for which there is a small one-off payment. Parking is limited and there may be a waiting list please ask us for further details.

Service Charge

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

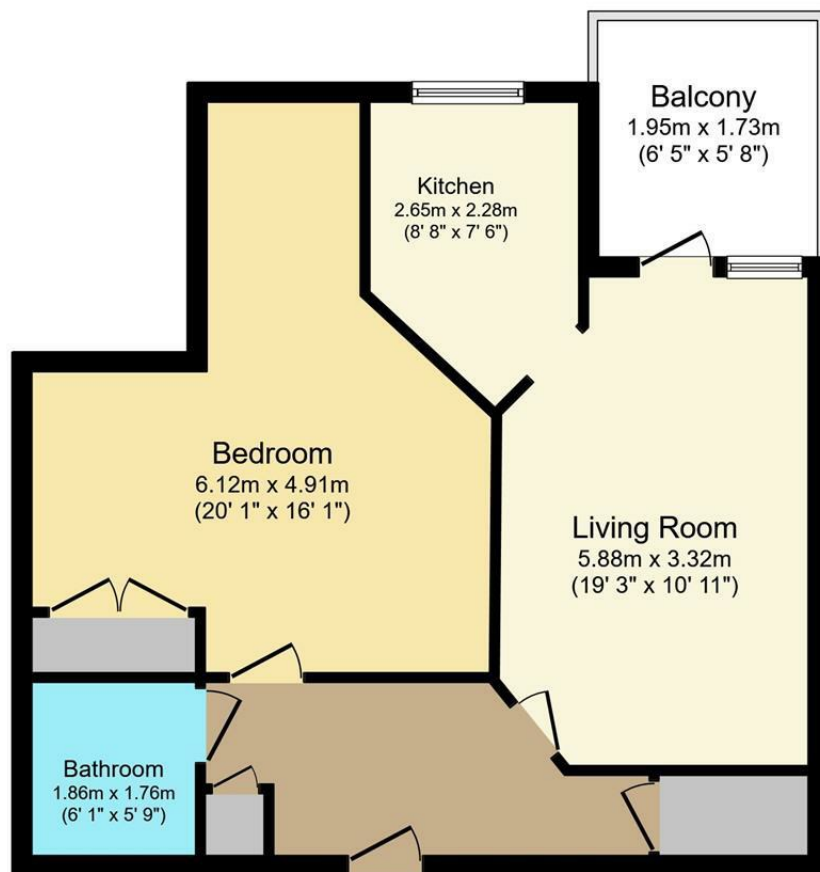
Leasehold

Lease 125 Years from 2008

Ground Rent £425







Second Floor Plan

Floor area 57.0 sq. m. (614 sq. ft.) approx

Total floor area 57.0 sq. m. (614 sq. ft.) approx

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	85	86
	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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