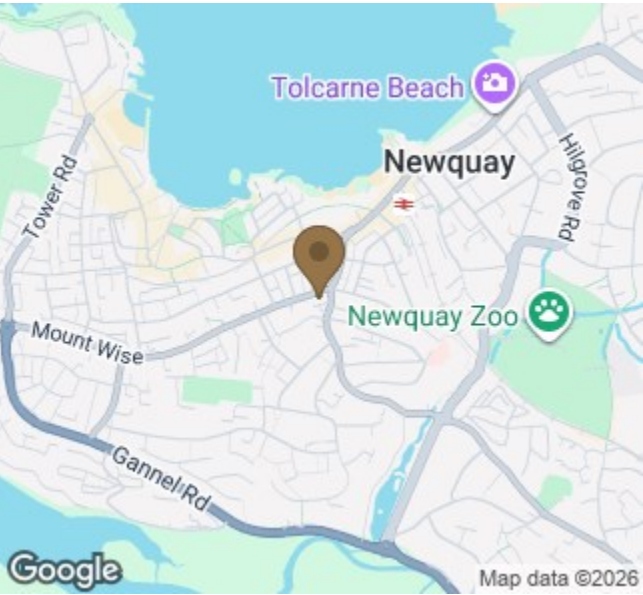
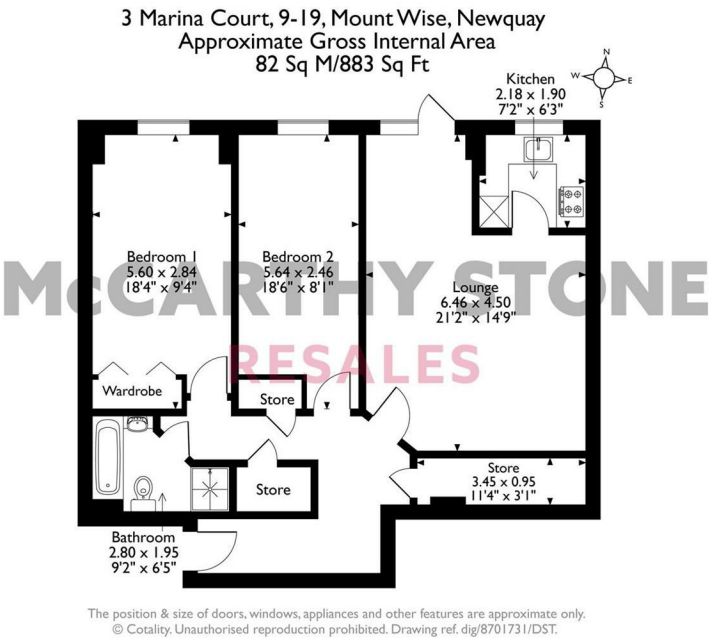




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



3 Marina Court

Mount Wise, Newquay, TR7 2EJ

2 1 **Council Tax Band: D**

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 3 Marina Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £139,950
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Lower Ground Floor Apartment - Lift Access To All Floors
- Patio Area Accessed From Living Room
- Well Equipped Kitchen With Integrated Appliances
- Two Double Bedrooms
- Homeowners Lounge Where Social Events Take Place
- Landscaped Communal Gardens
- Guest Suite For Visiting Friends & Family
- House Manager Oversees Smooth Running Of The Development
- Laundry Room & Mobility Scooter/Cycle Store
- 24/7 Careline & Secure Camera Entry System

McCarthy & Stone

Resales.

★ Trustpilot

★★★★★

 Rated Excellent

3 Marina Court, Newquay

2 | 1 | Asking price £139,950

Marina Court
Completed in 2008 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 service to all floors, mobility scooter store, laundry room and a landscaped garden. Further peace-of-mind is found in the service provided by our House Manager who oversees the smooth running of the development. In addition, 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.

The Local Area
Marina Court is ideally located for all the amenities and facilities that Newquay has to offer. There is a Post Office, bakery, bank, pharmacy and doctors surgery, as well as a number of independent shops, cafes and restaurants. The Lighthouse Cinema also brings big screen entertainment into the heart of the town. Marina Court is well situated for local transport links, Newquay train station is less than a mile away and there is a bus stop directly outside the development. There is also a free, twice-weekly bus service from Mountwise, just outside Marina Court to Sainsbury's. For those travelling further afield, Newquay Airport provides flights within the UK and to a multitude of different European destinations. Newquay has much to offer, providing both residents and visitors with a vast array of choice in entertainment. There are eleven beaches in Newquay, each offering picturesque coastlines and golden sands from which to enjoy. You can explore the cliff tops, walk along the superb beaches, or visit the many attractions including the Blue Reef Aquarium and Newquay Zoo. At Newquay harbour you can enjoy excursions and fishing trips on the brightly coloured fishing boats. Trenance Gardens and Leisure Park are a mile away from the hustle and bustle of the seafront. Trenance Gardens is picturesque throughout the year and has riding stable's, a restaurant, and a boating Lake. Trenance Leisure Park has something for everyone to enjoy including a miniature railway, bowling green, tennis centre, pitch and putt, and Waterworld swimming pool.

No.3
Located on the lower ground floor, this two bedroom apartment has direct access out on to a pretty patio area. The accommodation comprises; generous living room, a well equipped kitchen with

range of integrated appliances, master bedroom with fitted wardrobe, second bedroom, bathroom, and a good amount of storage space.

Entrance Hall
Having a solid entrance door and security spy hole. Walk-in storage cupboard with light, shelving and housing the Gledhill water cylinder supplying domestic hot water, further store and a separate shallow cupboard houses the meters. Security entry system and intercom linked to the main development entrance, along with an emergency pull cord. Glazed panelled door leads to living room.

Living Room
A generous size room with double glazed door with matching side panel opening on to the patio area. Modern, feature fireplace 'Dimplex' panel heater and double doors open to the kitchen.

Kitchen
With a double-glazed window. Excellent range of 'maple effect' wall and base units with 'granite effect' worktops and incorporating an inset stainless steel sink unit. Integrated appliances comprise; 4-ringed hob with extractor hood over, waist-level oven and concealed fridge and freezer. Extensively tiled walls and vinyl flooring.

Principal Bedroom
Double glazed window. Built-in wardrobe with hanging space, shelving and mirror-fronted doors.' Dimplex' panel heater.

Bedroom Two
A further double bedroom which could also alternatively be used as a separate dining room or office.

Bathroom
White suite comprising; panelled bath, glazed shower cubicle, close-coupled WC, vanity wash-basin with under sink cupboard and mirror, light and shaver point over. Electric heated towel rail and electric wall heater, emergency pull cord and fully tiled walls and vinyl flooring.

Parking
Parking at the development is by virtue of a permit for which there is an annual charge (currently £250 per annum). Subject to availability.

Service Charge
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £4,306.19 per annum (for financial year ending 28/02/2027)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease
Lease 125 Years from January 2008
Ground Rent: £851.18 per annum
Ground Rent review: 2038

- Additional Information & Services**
- Ultrafast Full Fibre Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

MOVING MADE EASY
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

