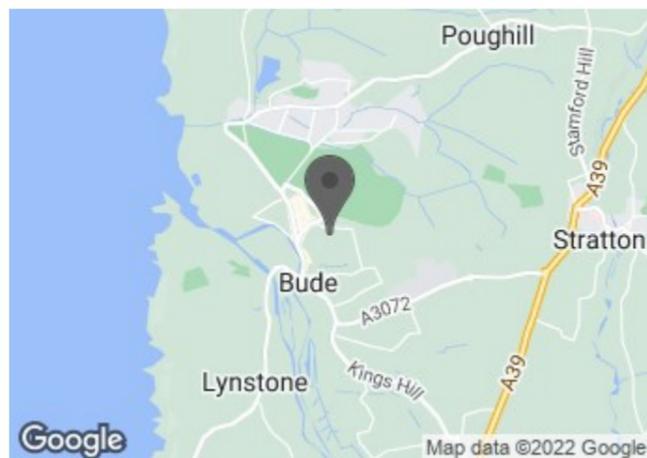


GROSS INTERNAL FLOOR AREA 610 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 610 SQ FT / 57 SQM	Pen Morvah
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 27/10/21
	photoplan

**COUNCIL TAX BAND: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>87</b>	<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**McCARTHY STONE  
RESALES**

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**McCARTHY STONE  
RESALES**

**9 PEN MORVAH,  
BRAMBLE HILL, BUDE, EX23 8GW**



Lovely, one bedroom, ground floor retirement apartment, with its own ALLOCATED PARKING. Carpets and Curtain INCLUDED and furniture can be negotiated as part of sale.

**ASKING PRICE £225,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# PEN MORVAH, BRAMBLE HILL, BUDE, CORNWALL, EX23 8GW

## INTRODUCTION:

Located in the very popular Pen Morvah 'Retirement Living' development, recently completed by award-winning McCarthy Stone, this apartment offers a fantastic independent living opportunity for those aged over 60 years.

The apartment is located on the ground floor and has the added benefit of an allocated parking space. A spacious living room has a French door opening onto a patio overlooking the communal gardens. There is a quality fitted kitchen complete with a comprehensive range of integrated appliances, really super and unusually-shaped double bedroom and a wet-room styled shower room with level access shower.

The development occupies a very convenient position close to the town centre and is therefore extremely convenient to all major amenities and bus routes. Living at Pen Morvah gives both the homeowners and their families the peace-of-mind provided by both the day-to-day support of our house manager who oversees the smooth running of the development and the benefit that all apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is a scooter store with charging points and particularly lovely landscaped gardens. Additionally there is also the excellent guest

suite, widely used by visiting family and friends for which a small charge of £25 per night applies.

## ENTRANCE HALL:

With a solid oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and audio link to the main development entrance door. Electric panel heater. Emergency pull cord, utility cupboard with light, shelving, Gledhill boiler supplying hot water, Vent Axia heat recovery unit and automatic washer/dryer. A feature glazed panelled door leads to the Living Room.

## LIVING ROOM:

A spacious room with a French door opening to patio from which there is a really pleasant outlook towards the communal gardens. Electric panel heater. A feature glazed paneled double door leads to the kitchen.

## KITCHEN:

With a double-glazed window. Excellent range of contemporary woodgrain effect wall and base units and contrasting laminate worktops and matching upstands and incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed halogen hob with stainless steel chimney extractor hood over and modern glass splash-back, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting, and tiled floor.

## BEDROOM:

A really interesting room courtesy of the

# 1 BED | £225,000

irregular shape but of a very good size and having a double-glazed window. A large walk-in wardrobe has an auto-light, ample hanging space, shelving and fitted drawer unit

## WETROOM:

Modern wetroom style with a white suite comprising; back-to-the wall WC with concealed cistern, vanity wash-basin with under sink cupboard and mirror with integral light positioned over. Level access, 'walk-in' shower with both raindrop and conventional shower attachments. Ladder radiator, electric wall heater, ceiling spot light fitting. Extensively tiled walls and fully tiled floor,

## SERVICE CHARGE

The Service Charge covers the expense of:

- Cleaning of communal windows and exterior of apartment 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

Service charge: £2,656.56 p.a (for financial year end 31/03/2023). To find out more about service charges please contact your Property Consultant or House Manager.

## LEASEHOLD

Ground Rent £425

