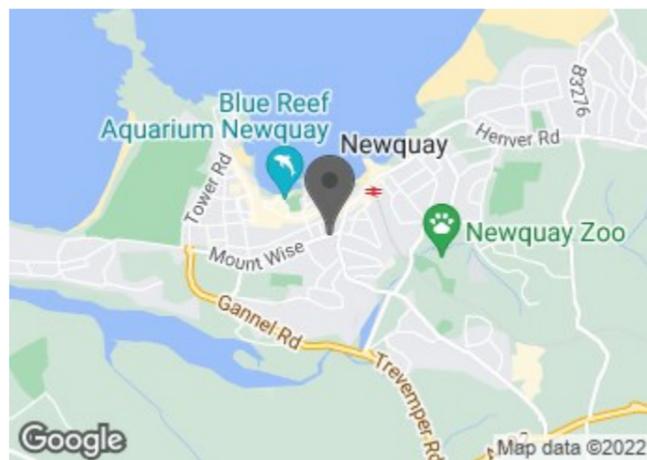


APPROX. GROSS INTERNAL FLOOR AREA 524 SQ FT / 49 SQM	Marina Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 22/01/22
	photoplan

COUNCIL TAX BAND: B



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

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

**17 MARINA COURT
MOUNT WISE, NEWQUAY, TR7 2EJ**



REFURBISHMENT OPPORTUNITY. A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO

ASKING PRICE £110,000 LEASEHOLD

For further details, please call **0345 556 4104**
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MARINA COURT, MOUNT WISE, NEWQUAY, CORNWALL

INTRODUCTION

With potential to make your own mark, this bright ground floor one bedroom apartment with patio is in need of the installation of a new kitchen and some general refurbishment which is reflected in the very competitive price.

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 are lifts serving 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. 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 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 'dip in and out' of activities as they wish.

ENTRANCE HALL

Walk-in storage cupboard with light, shelving and housing the boiler supplying domestic hot water and Vent-Axia unit. Illuminated light switches, meter cupboard with additional storage, apartment security door entry system and intercom. Emergency pull cord.

LIVING ROOM

A well proportioned room with double-glazed French door leading to patio area. TV and BT points, raised electric power sockets for ease of use. 'Dimplex' panel heater and glazed double doors to kitchen.

KITCHEN

Original kitchen removed giving a new owner the opportunity to create to their own taste.

DOUBLE BEDROOM

Raised power points for ease of use. TV and BT points. Dimplex panel heater. Fitted wardrobe with reflective mirror doors.

BATHROOM

Modern white suite comprising; W.C. vanity wash-basin with undersink cupboard and mirror, light and shaver point over, step in shower with shower screen, 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

1 BED | £110,000

permit for which there is an annual charge (currently £250). Parking is limited and there may be a waiting list please ask us for further details.

SERVICE CHARGE

Service Charge

- Cleaning of communal windows and exterior of all apartments
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system and House Manager
- 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.

Service charge: £2,230.92 pa (for financial year ending 03/23)

LEASEHOLD

Lease 125 Years from 2008

Ground Rent £425

