

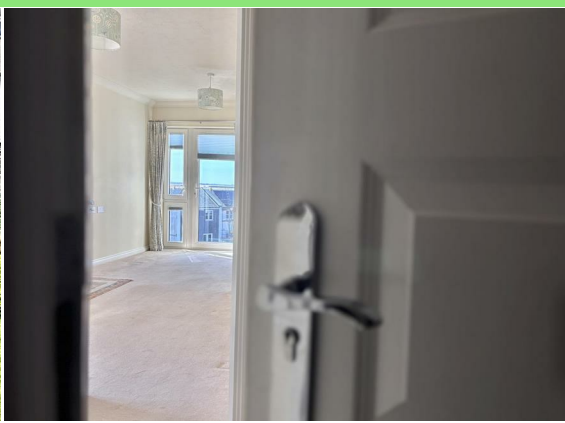
Narrowcliff

Newquay

TR7 2FT

Offers In The Region Of
£200,000

- NO ONWARD CHAIN
- 24 HOUR CARE HELPLINE
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- MANAGER AVAILABLE FIVE DAYS A WEEK
 - 999 YEAR LEASE
 - OVER 60'S ONLY
- WELL-APPOINTED KITCHEN WITH INTEGRATED APPLIANCES
- COMMUNAL GARDENS AVAILABLE
- COMMUNAL LOUNGE
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - B

Floor Area - 495.00 sq ft



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B83

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are pleased to introduce this superb one-bedroom apartment within the prestigious Perran Lodge development, ideally situated on Narrowcliff. This elegant home offers modern, low-maintenance living, perfectly tailored for those seeking a relaxed coastal lifestyle with all the benefits of convenience and security.

Inside, the apartment has been thoughtfully arranged to maximise both space and natural light. The sleek, contemporary kitchen comes fully equipped with integrated appliances including a fridge, freezer, washer-dryer, and eye-level oven, ideal for everyday living and entertaining. The bright and inviting living room offers ample space to relax or host guests, all while enjoying the peaceful outlook.

The spacious double bedroom features built-in wardrobes and is wired with TV and telephone points, ensuring both comfort and connectivity. A modern, well-appointed shower room completes the accommodation, fitted with quality fixtures and finishes for a touch of everyday luxury.

Perran Lodge is an exclusive development comprising 48 purpose-built retirement apartments, located just moments from essential amenities such as a Post Office, pharmacy, GP surgery, bakery, and a selection of local cafés.

Residents enjoy beautifully landscaped communal gardens, offering a tranquil outdoor space without the responsibility of maintenance. The welcoming Owners' Lounge, with its stylish coffee bar serves as the social heart of the community, hosting regular events including fish and chip evenings, coffee mornings, and seasonal gatherings.

Additional on-site features include a fully equipped Guest Suite for visiting friends and family, lift access to all floors, and a 24-hour Careline emergency system for total peace of mind. A secure camera entry system, fire safety measures, and intruder alarms are all in place to ensure residents feel safe and always supported.

A dedicated Lodge Manager is also available to provide day-to-day assistance, fostering a sense of community and helping residents maintain independence while enjoying a high standard of living.

LOCATION

Newquay is one of Cornwall's most iconic and vibrant coastal towns, renowned for its stunning beaches, dramatic cliffside views, and laid-back lifestyle. With its blend of natural beauty and modern amenities, Newquay offers something for everyone, whether it's relaxing walks along the South West Coast Path, exploring boutique shops and independent cafés, or enjoying the town's thriving surf culture. Home to the world-famous Fistral

Beach, a picturesque harbour, and a variety of restaurants and local markets, Newquay perfectly balances seaside charm with everyday convenience. Excellent transport links, a welcoming community, and a calendar full of events make this popular town an ideal place to enjoy both retirement and year-round living on the Cornish coast.

THE ACCOMMODATION COMPRISES

All dimensions are approximate.

ENTRANCE HALLWAY

Coving. Smoke alarm. Thermostat. Akuvox telecoms system. Multiple plug sockets. Skirting. Carpeted flooring. Doors leading into:

STORAGE ROOM

Automatic light. Consumer unit. Heating components. Built-in storage shelves. Skirting. Carpeted flooring.

LOUNGE/DINER

Coving. Double glazed windows to the rear and side aspects. Electric fire. Heated. Television point. Multiple plug sockets. Skirting. Carpeted flooring. Full-length door opening onto a Juliet balcony. Internal door leading into:

KITCHEN

Recessed spotlights. Dri-master. Extractor fan. Double glazed window to the rear aspect. A range of wall and base soft close fitted storage cupboards and drawers. Eye-level integrated oven. Four ring electric hob. Stainless steel wash basin with mixer tap and drainage board. Integrated under-counter fridge, freezer and washing machine. Multiple plug sockets. Herringbone splash back tiling. Vinyl flooring.

BATHROOM

Dri-master. Porcelain splash-back tiling. Double cubicle, housing a mains fed shower. Wall mounted mirror with recessed spotlight and storage cupboard with shaver point inside. . Roca wash basin with mixer tap and storage underneath. Heated towel rail. W.C. Skirting. Vinyl flooring.

BEDROOM

Coving. Double glazed window with the rear aspect. Built-in wardrobe space with mirrored sliding doors. Heater. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

SERVICES

This property is connected to mains water, electricity and drainage. It also falls within Council Tax Band B.

AGENTS NOTE

The property benefits from a 999-year lease that was granted in 2018. It is subject to a half-yearly ground rent of £287.50 and a half-yearly service charge of £1,687.50.

MATERIAL INFORMATION



Verified Material Information
 Council Tax band: B
 Tenure: Leasehold
 Lease length: 992 years remaining (999 years from 2018)
 Ground rent: £287.5 pa
 Service charge: £1687.5 pa
 Property type: Flat
 Property construction: Standard construction
 Energy Performance rating: B
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Room heaters only is installed.
 Heating features: Double glazing
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great
 Parking: On Street, Off Street, and Private
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: Stairlift and Lift access
 Coal mining area: No
 Non-coal mining area: Yes
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 The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area
46 sq m / 490 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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		

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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