

£1,400 PCM

1 Bedroom, Apartment - Retirement

29, Mounts Bay Lodge New Town Lane, Penzance, Cornwall, TR18 2FJ

0800 077 8717 lettings@churchillsl.co.uk churchillsl.co.uk

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Mounts Bay Lodge

Mounts Bay Lodge is a striking development of 51 one and two-bedroom apartments found in the historic town and port of Penzance. These beautiful apartments benefit from the most sought-after views of the harbour, far-reaching towards St Michael's Mount. Mounts Bay Lodge is ideally located for the town centre and has easy access to many local amenities. It is just a short walk to Market Jew Street and Alverton Road, which boast a wide selection of independent stores, including a butcher, bakers, delicatessen and fishmongers, all providing locally sourced food. Penzance holds a Country Market every Thursday and a Farmers' Market each Friday, with stalls offering fresh produce, crafts, flowers and plants.

Getting out and about couldn't be easier. Penzance is well served by public transport around the town, along with scheduled journeys to other towns and cities. The town has good transport links and can be accessed easily by car and by train. By road, the A30 serves as the main link between Cornwall and the Northern Counties, and by rail Penzance is the starting station on the Cornish mainline, ending in Plymouth, with frequent train services operated by First Great Western. Newquay Airport is situated 40 miles north-east of Penzance and has flights to several UK destinations as well as some to mainland Europe.

The Lodge Manager is on hand throughout the day to support the Residents and keep the development in perfect shape. They arrange many regular events in the Residents' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Mounts Bay Lodge has been designed with safety and security at the forefront; all apartments and communal areas have an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Mounts Bay Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every Lodge and Resident.

Mounts Bay Lodge requires at least one apartment Resident to be over the age of 60, with any second Resident over the age of 55.







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Property Overview

Situated in a South-Westerly position in the popular development of Mounts Bay Lodge is this delightful one-bedroom third-floor apartment. The property is presented in very good order throughout and is conveniently located for the stairs.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to a private balcony, and windows provide lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob, washer/dryer, fridge and freezer. A window allows for light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. A window keeps this lovely bedroom bright and airy.

The Shower Room offers a curved shower with handrail, a WC, a wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing!





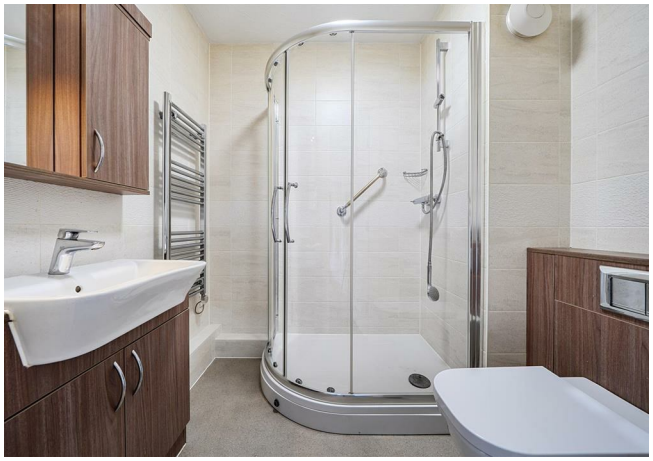


Features

- One bedroom third floor apartment with private balcony
- Fully fitted kitchen with integrated appliances
- Rent includes water & sewerage rates
- 24-hour Careline system for safety and security
- Residents' private car park
- Lodge Manager
- Lift to all floors
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in







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Key Information

OVER 60's RETIREMENT APARTMENT

Council Tax Band: B

Pets
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

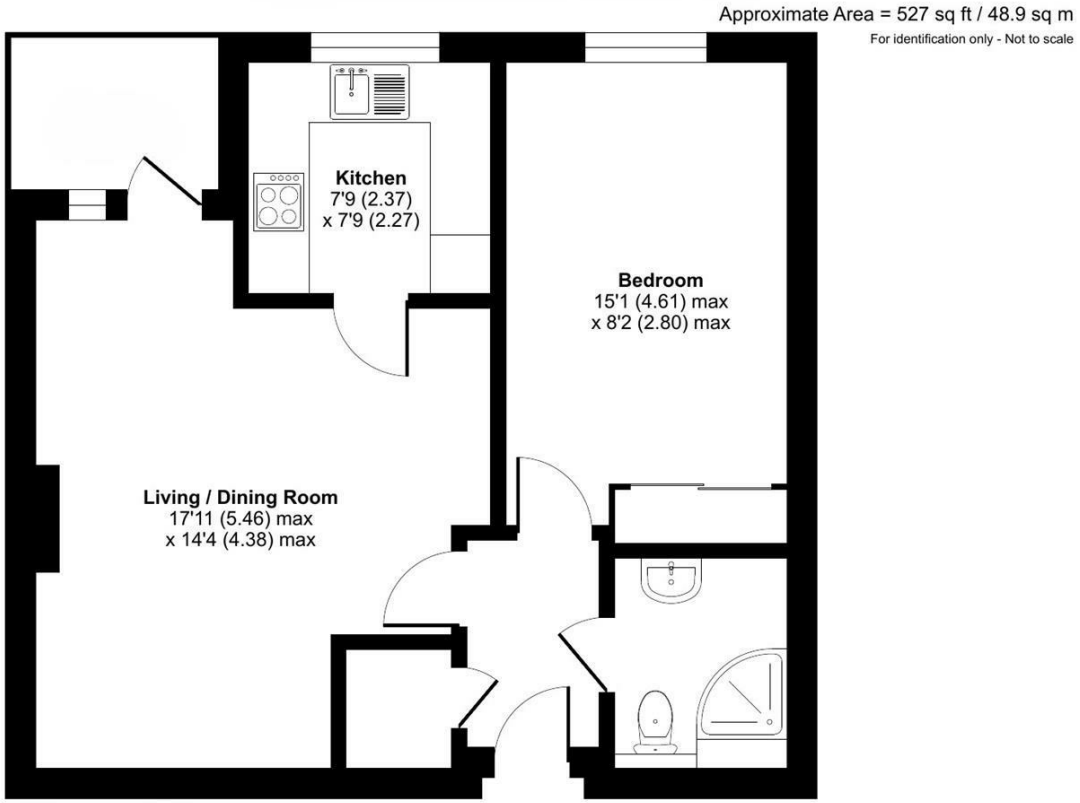
Service Charge
The Landlord pays the service charges, these include Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and a contribution to the contingency fund.

Security Deposit
A security deposit equal to 5 weeks' rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement, and the findings of the inventory check-out report.

Holding Deposit
A holding deposit equal to 1 week's rent will be payable on acceptance of an application. This will be held and used towards the first month's rent.

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1485387

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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