Asking Price £239,995 Leasehold

1 Bedroom, Apartment - Retirement

8, Perran Lodge Narrowcliff, Newquay, Cornwall, TR7 2FT

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Churchill
Sales & Lettings
Retirement Property Specialists

Perran Lodge

Perran Lodge is a stylish development of 48, one and two-bedroom retirement apartments located on Narrowcliff with glorious uninterrupted sea views. Newquay is situated on the North Atlantic coast of Cornwall and the town has picturesque coastlines and beautiful open spaces to explore.

Perran Lodge is well located for a good selection of local shops and amenities including a Post Office, a Bank, Pharmacy, Doctors Surgery, Bakery, Beauticians and Hairdressers. The town centre is a short distance away for shopping and entertainment, offering a more comprehensive range of amenities, with a mix of national and local retailers, The Lane Theatre and Lighthouse Cinema.

Perran Lodge enjoys sea views across the Barrowfields and further along the coast to Lusty Glaze. The town's railway station is half a mile away and has a branch line service to the main line at Par. Local buses also stop close to the development and Cornwall Airport is just under 5 miles away.
The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' 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 of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Perran Lodge has been designed with safety and security at the forefront, the apartment has 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.

Perran 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 owner.

Perran Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.

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Property Overview

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment with a Patio overlooking the communal garden. The property is presented in good decorative order.

The Living Room offers ample space for living and dining room furniture and has a useful storage cupboard and feature electric fireplace with attractive surround. A door opens onto the Patio area.

The Kitchen is open plan with the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and freezer.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

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

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

Contact us today to book your viewing at Perran Lodge!

Features

- One bedroom ground floor apartment with patio
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to the town centre & excellent transport links
- Buggy store with charging points
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.

Key Information

Service Charge (Year ending 31st May 2027) £3,441.76 per annum.

Ground rent £822.98 per annum. To be reviewed June 2032.

Council Tax Band B

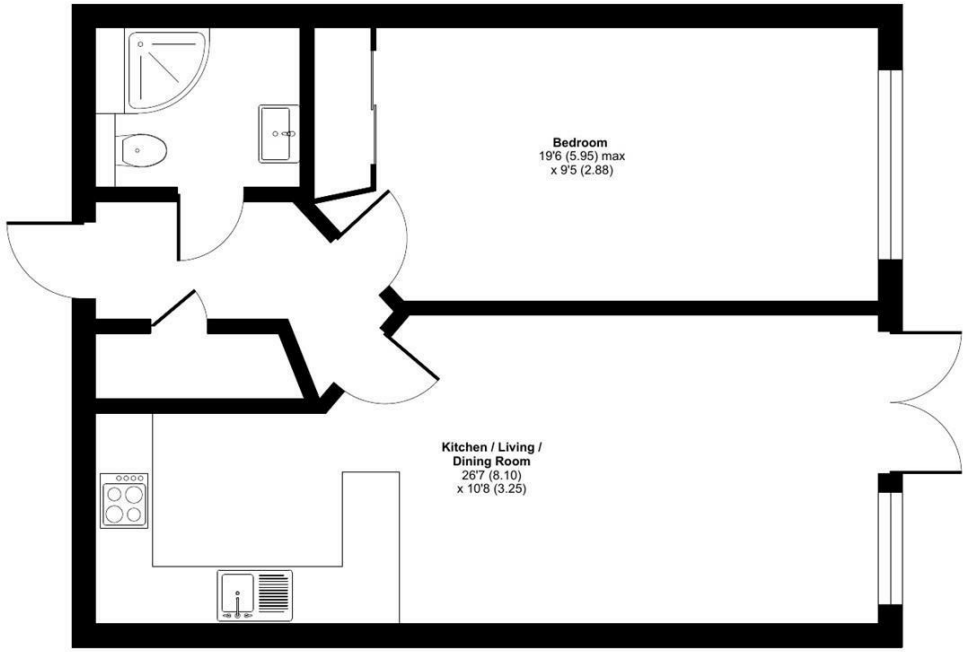
999 year Lease commencing June 2018

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 charges include: Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 558 sq ft / 51.8 sq m

For identification only - Not to scale



EPC Rating: B

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Churchill Estate Agents. REF: 1176381

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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