

37   
MOUNTWISE

NEWQUAY, TR7 2BQ



# SPECIFICATION

## KITCHEN

- Quality kitchens with complementary worktops
- In-set stainless steel sink
- Electric fan oven
- Electric hob with extractor above
- Integrated undercounter fridge/freezer
- Dishwasher
- Integrated washing machine

## FINISHES

- White walls and ceilings
- Modern secure composite entry doors
- White woodwork throughout
- White wooden doors throughout
- Quality LVT flooring to living area with carpets to bedrooms and landing

## BATHROOM & EN-SUITES

- Contemporary white sanitary ware
- Contemporary panels to wet areas
- Chrome taps and dual shower heads.
- Heated towel rails
- LED light up vanity mirror with de-mist function

## ELECTRICAL AND HEATING

- Telephone and data points throughout
- TV and satellite wiring in living areas
- Eco - friendly air source heat pump
- Underfloor heating (ground floor only)
- Radiators to first and second floor apartments

## EXTERNAL

- Communal garden to front of the property
- Single allocated parking space per apartment and visitors space
- Cold water tap

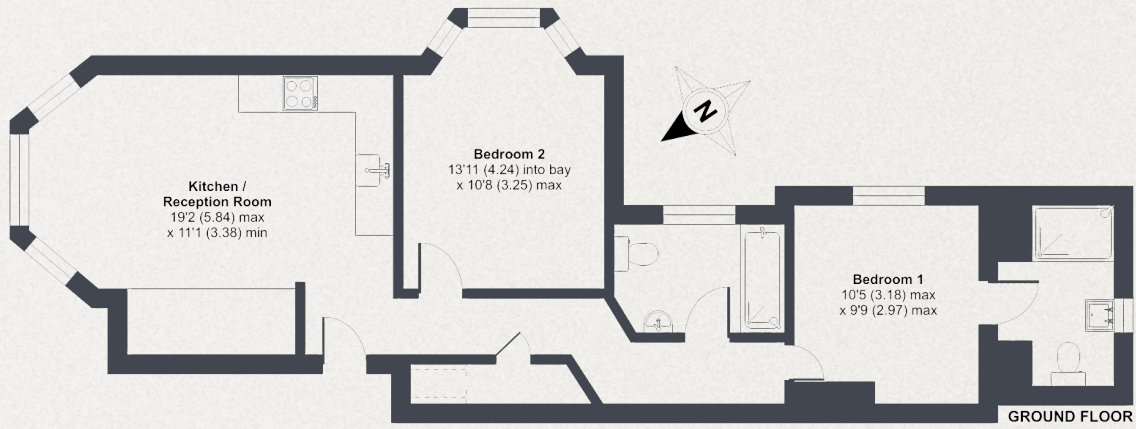
## LEASEHOLD INFORMATION

- 999 year lease
- Share of freehold
- Service Charge - £750

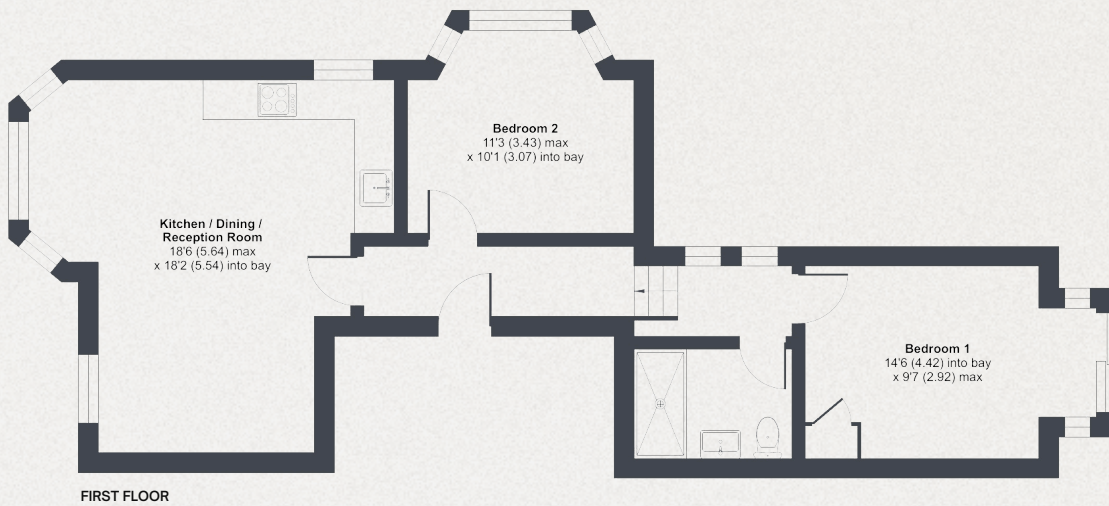


# FLOORPLANS

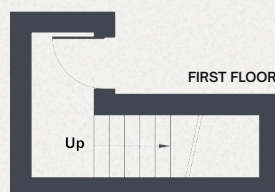
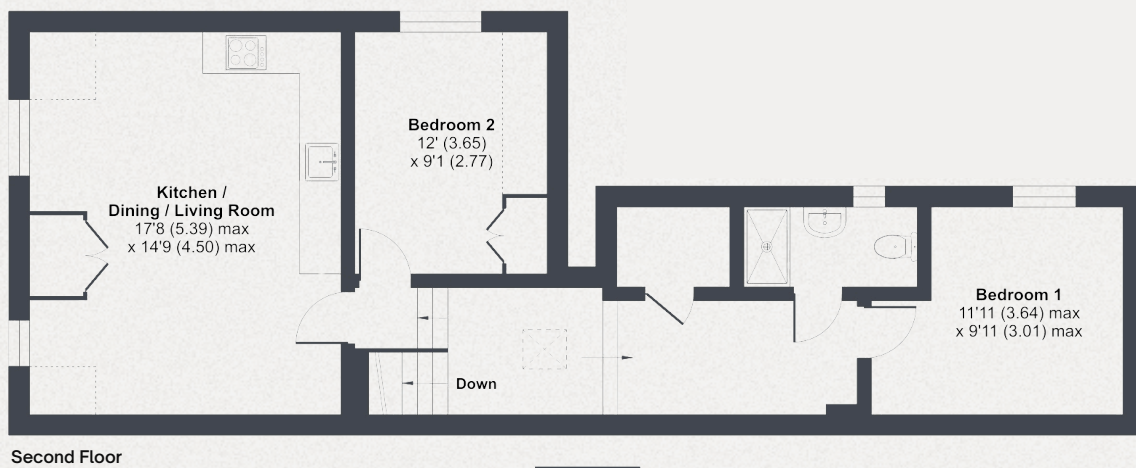
## APARTMENT A - GROUND FLOOR - 710 SQFT



## APARTMENT B - FIRST FLOOR - 638 SQFT



## APARTMENT C - SECOND FLOOR - 713 SQFT



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Choice of finishes and fitments detailed in this specification are only available where stage of construction permits. Under the provisions of the Property Misdescriptions Act 1991 prospective purchasers are advised that the design dimensions quoted are approximate having been prepared from architect's working drawings. Variations may occur in construction due to the tolerances on materials or working practices. Purchasers should therefore satisfy themselves at the time of construction as to the actual finished dimensions. Elevation treatments, window arrangements and materials may vary from plot to plot. Requests for alterations which would affect the external appearance of a property cannot be accommodated as such alterations could require further planning approval and might adversely affect the carefully considered and cohesive design concept for the development and delay construction. These particulars are produced in good faith and believed to be correct at the time of going to print. They do not constitute any part of a Contract, and purchasers are advised to check salient details for themselves. Prior to exchange of contracts purchasers will be required to inspect the working drawing for the property they are purchasing and confirm that they are satisfied regarding the details.



Protection for new-build home buyers

