

£1,750 PCM

2 Bedroom, Apartment - Retirement

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

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Churchill
Sales & Lettings
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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 butchers, 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 a number of 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

Welcome to Mounts Bay Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two-bedroom, third floor apartment. The property is conveniently located near the lift and stairs and is presented in fantastic order throughout.

The Open Plan Living Room is generous in size offering ample space for living and dining room furniture. A French door opens to the resident's private balcony with stunning sea views and windows provide lots of natural light.

The Kitchen 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 with extractor hood over, washer/dryer, dishwasher and fridge.

Bedroom One is a generous double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if desired and a window keeps this lovely bedroom bright and airy.

Bedroom Two is another good-sized double room that could also be used as a separate Dining Room, Study or Hobby Room.

The Shower Room offers a shower with a half-height screen enclosure and shower curtains, handrails, a WC, wash basin with vanity unit beneath and a heated towel rail.

A separate WC is located off the hallway offering a WC, heated towel rail and wash hand basin.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing!







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Features

- Two-bedroom, third floor apartment with balcony and sea views
- Fully fitted kitchen with integrated appliances
- South East facing
- 24 hour Careline system for safety and security
- Residents' private car park
- Great location close to the town centre & excellent transport links
- Lodge Manager
- Lift to all floors
- 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.







Key Information

OVER 60'S RETIREMENT APARTMENT

Council Tax Band C

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.

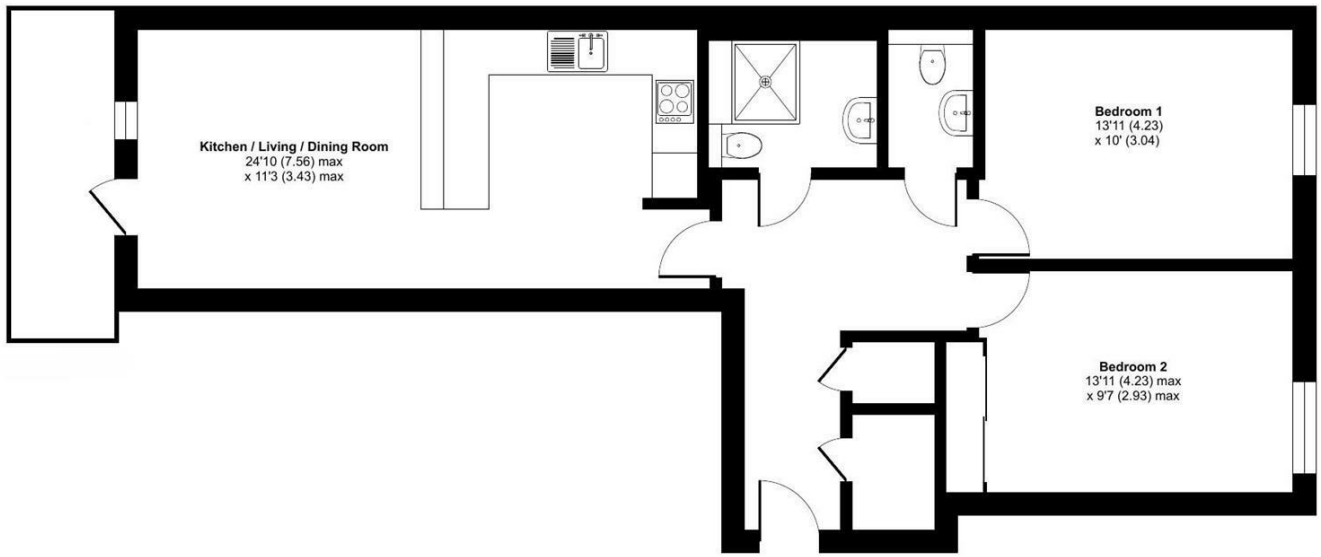
Service Charge
Landlord pays, these include Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

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).

Approximate Area = 786 sq ft / 73 sq m
For identification only - Not to scale



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: 1501999

EPC Rating: C

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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