



- OPEN PLAN KITCHEN/SITTING ROOM
- ALLOCATED PARKING
- STORE ROOM
- GROUND FLOOR

Prouts Court, Launceston, PL15 8QS

Offered with no chain, immaculate GROUND FLOOR ONE BEDROOM apartment, modern open plan living/kitchen, in popular apartment block only a short walk from the town centre. Off road parking and store room.

£89,950 LEASEHOLD



Property Description

DESCRIPTION

This is a rare opportunity to purchase a ground floor flat in this popular and sought after block of apartments in Prouts Court. Located within close proximity to the town and its many amenities. Recently having had uPVC double glazed windows installed to the front elevation and with the benefit of night storage heating, this light and airy apartment is easy to run and will ideally suit those seeking a retirement property, being on the ground floor, or investor landlord with a current rental value of £450.00pcm. This block is not age restricted so could appeal to first time buyers. There is allocated parking and a useful store room.

LOCATION

Set amidst the rolling green Cornish countryside, Launceston is known as the gateway to the county and sits on the Devon border. The towns skyline is dominated by the ruins of a Norman castle that stands high on a hillside with dramatic views over Bodmin moor and Dartmoor. The castle was a strategically important building after the Norman Conquest and its green was used for executions until the 19th century. Situated between the north and south coasts, so is convenient for beaches and the Cornish countryside. The surrounding area offers leisure for all types including two golf courses and Roadford Lake Country Park where visitors can fish for trout, sail, windsurf, cycle, row, kayak and camp. Launceston has pedestrianised shopping with big names alongside quirky independent shops. Out of town there is a Marks and Spencer Food Hall, Tesco, Argos and Pets at Home, to name a few.



THE ACCOMMODATION

(all measurements are approximate)

COMMUNAL ENTRANCE

Secure key entry. Leading to:

FRONT DOOR

leading into:

ENTRANCE HALL

Electric fuse board. Built-in airing cupboard with hot water cylinder and shelf. Doors to all rooms.

OPEN PLAN KITCHEN/LIVING ROOM

KITCHEN AREA

9' 1" x 8' 3" (2.79m x 2.52m) Range of wall and base units under a roll edge worksurface with one and a half bowl stainless steel sink unit and mixer tap. Tiled splashbacking to walls. Built-in 'Indesit' electric oven with ceramic hob and extractor over. Breakfast bar. Space and plumbing for washer/dryer. Extractor fan. Opening into:

LIVING AREA

11' 9" x 9' 6" (3.59m x 2.92m) Large uPVC double glazed window to front with pleasant outlook. Television aerial point. Telephone point. Intercom handset for front door. Night storage heater.

BEDROOM

10' 3" x 8' 9" (3.14m x 2.69m) uPVC double glazed window to front. Built-in deep wardrobe with hanging rail and shelf. Night storage heater.

BATHROOM

5' 11" x 5' 8" (1.82m x 1.74m) Modern suite comprising low level WC, pedestal wash hand basin and modern panelled bath with electric 'Redring' shower above. Aqua boarding to walls and tiled splashback to water sensitive areas. Mirrored medicine cabinet. Extractor fan. Dimplex wall heater. Towel rail.

OUTSIDE

Allocated parking space and visitors parking.

STORE ROOM

13' 8" x 4' 7" (4.17m x 1.40m) Located in the lower part of the building and only a short walk from the flat is a useful storage shed. Used for recycling boxes and/or storing of items such as a bicycle. Accessed both internally and externally via steps from the main apartment building.

SERVICES

Mains metered water, electricity and drainage (however we have not verified connection)

LOCAL AUTHORITY

Cornwall Council

COUNCIL TAX BAND A

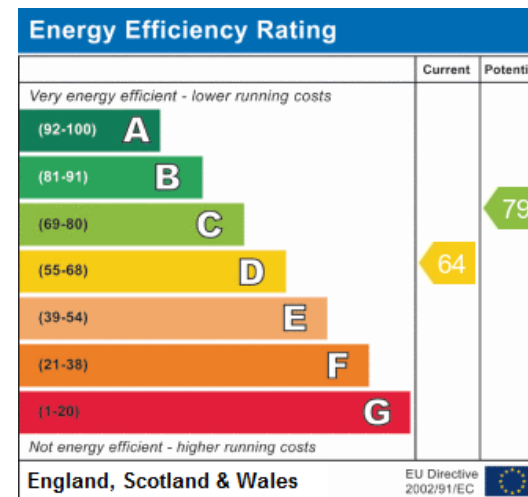
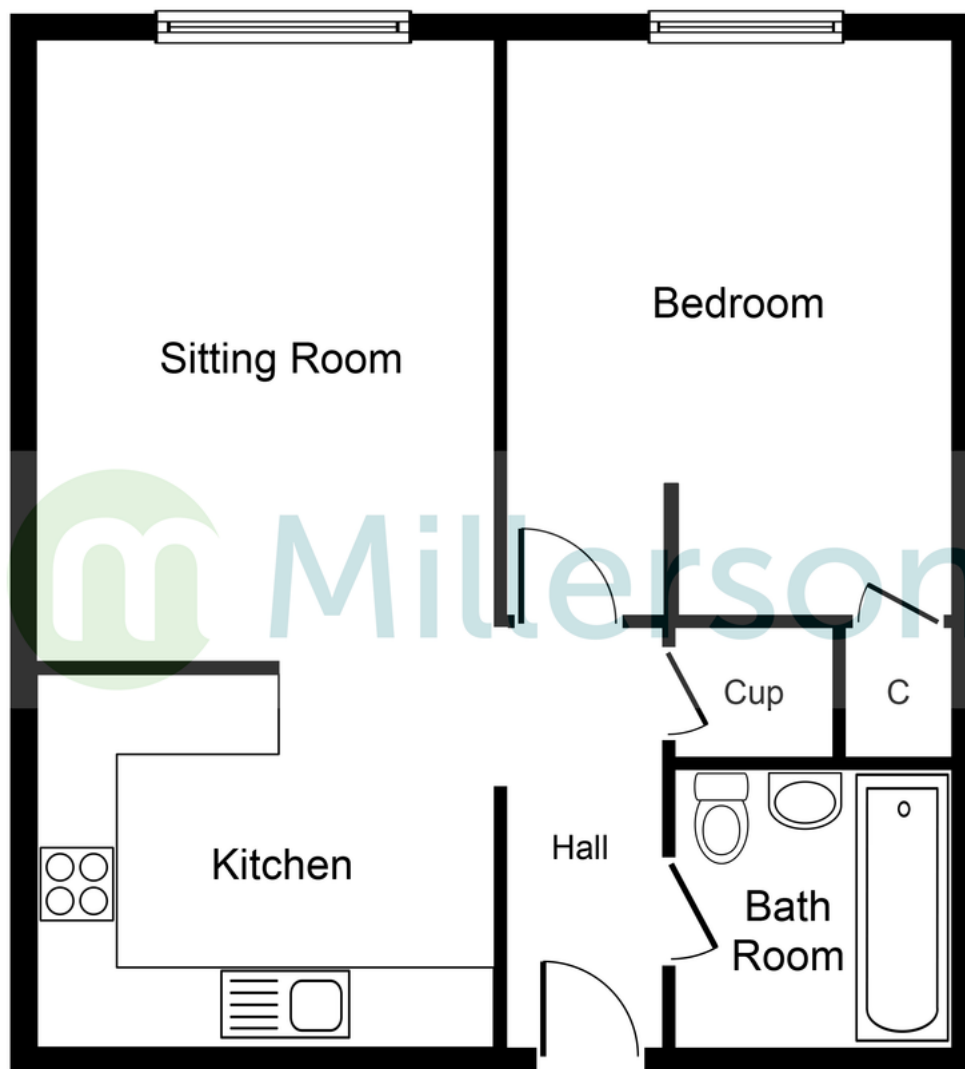
TENURE

We have been advised the property is Leasehold which was granted in December 1992 for 999 years.

AGENTS NOTE

There is a maintenance/insurance charge of £65.00 per calendar month. No ground rent is required.





Address:
8 Prouts Court

TO ARRANGE A VIEWING PLEASE CONTACT

Launceston Office

01566 776055

launceston@millerson.com

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