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Castle Hill Court, Bodmin

****No Onward Chain**** A one double bedroom first floor apartment situated in a popular, secluded development within half a mile of town centre amenities. Benefits from parking space, open plan lounge and kitchen, bathroom and double bedroom.

*Lounge *Kitchen *Bathroom * Double bedroom
*Allocated parking space
*Sold with remainder of 999-year lease

Price: £99,950



I Castle Hill Court, Bodmin, PL31 2LE

ACCOMMODATION LIST (ALL MEASUREMENTS ARE APPROXIMATE).

Entered via a shared front door with No.2. A communal hallway and stairs leads up the the landing area. Front door opens into the Apartment I on the right hand side.

ENTRANCE HALLWAY: Consumer unit, doors off to bedroom, bathroom and lounge.

LOUNGE: 4.31m x 4.07m. Double glazed window to the side elevation. Double glazed portal style window to the rear elevation. Night storage heater, loft hatch, doorway to kitchen.

KITCHEN: 2.42m x 2.39m. Velux window to the side elevation. Wood effect flooring. Range of units comprising cupboards and drawers with worksurfaces. Sink and drainer with mixer tap. Electric oven and grill, four ring ceramic hob with pull out hood over. Space for fridge freezer and washing machine. Tiled splashbacks.

BEDROOM: 2.73m x 2.71m min. Double glazed window to side elevation.

BATHROOM: 2.71m max x 2.00m max. L-shaped room. Velux style window. Door opening to airing cupboard housing immersion tank. Close coupled WC, pedestal basin, panel bath with electric shower, wall mounted glazed shower screen.

AGENTS NOTE: We understand there is the remainder of a 999-year lease which commenced on 1st January 1988. Currently there is a Management Charge of APPROXIMATELY £1300 per annum plus a Ground Rent charge of £25 per annum.

EPC BAND: E
COUNCIL TAX BAND: A

