



Bodmin Office
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Honey Street, Bodmin

****INVESTMENT BUYERS****

A one-bedroom flat located in a Grade II listed building in the heart of the town centre.

*Lounge * Double Bedroom * En-suite shower room * Modern kitchen * Views to rear over the piazza * Electric heating *

Price: £60,000



Flat 2C, 15-17 Honey Street, Bodmin, PL31 2DL

Accessed via a communal hallway with post boxes and consumer units. Front door has a secure key fob entry system and intercom. Stairs lead up to the second-floor landing.

Front door opens into:

Living room Large timber framed sash windows to the side elevation. Television point, space for dining table. Opening to inner hallway:

Inner hallway: Doors to Bedroom and kitchen:

Bedroom: Dual aspect timber framed sash windows. Space for double bed. Door to en-suite shower room.

Shower room: Pedestal wash hand basin with tiled splashback, WC, shower cubicle with wall mounted electric shower and panelled splashbacks.

Kitchen: Fitted with modern units comprising cupboards and drawers with worksurfaces over. Tiling to splashbacks, inset stainless steel sink and drainer with mixer tap, matching wall mounted storage units.

Agent's note: This flat is offered for sale with a remainder of 999-year lease which commenced in the 1980s. An annual fee of £1077 is payable to cover the service charge and ground rent included in the service charge is building insurance maintenance of the communal hallways and general building maintenance. This also includes ground rent.

EPC BAND: EXEMPT (LISTED BUILDING)

COUNCIL TAX BAND: A

