



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 3C, 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 third-floor landing.

Front door opens into:

**Living room** (currently being used as a bedroom): Large timber framed sash window to the side elevation. Television point, space for dining table and settee. Opening to:

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

**Shower room:** Wood effect flooring, pedestal wash hand basin with tiled splashback, WC, shower cubicle with wall mounted electric shower and panelled splashbacks, extractor fan.

**Kitchen:** Fitted with modern units comprising cupboards and drawers with worksurfaces over. Built in electric oven and grill with integrated four ring ceramic hob. 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**

