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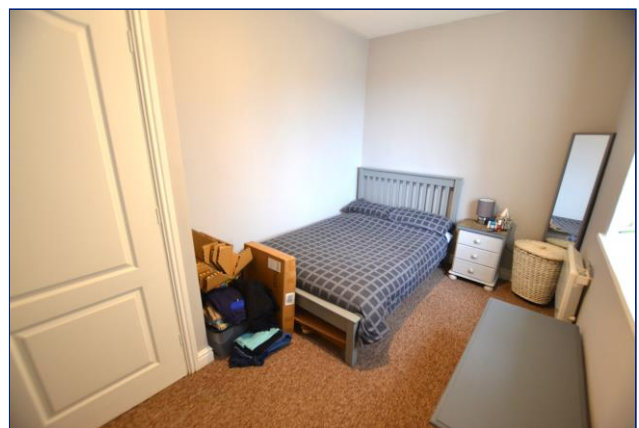
Castle Hill Court, Bodmin

****INVESTOR BUYERS ONLY****

A well presented two double bedroom ground floor apartment situated in a popular, secluded development within half a mile of town centre amenities. Benefits from parking space, kitchen, open plan lounge diner, bathroom and two double bedrooms.

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

Price: £120,000



25 Castle Hill Court, Bodmin, PL31 2LE

ACCOMMODATION LIST (ALL MEASUREMENTS ARE APPROXIMATE).

Entered via a shared front door opening into a communal hallway and stairs leading up to two further apartments. The front door for No. 25 opens directly into the living room of the apartment.

Lounge/Diner: 5m x 3.8m. Double glazed dual aspect windows to front and rear elevation. Wood effect flooring. Electric wall mounted radiator. Obscured glazed door opening to hallway with doors off to both bedrooms, family bathroom, and kitchen. The hallway also boasts a storage cupboard and Electric wall mounted radiator.

Kitchen: 3m x 1.8m. Double glazed window to front elevation. Wood effect flooring. Range of units comprising cupboards and drawers with worksurfaces. Sink and drainer with mixer tap and tiled splashbacks. Electric oven and grill, four ring ceramic hob.

Bedroom: 4.2m x 2.4m Double glazed window to front elevation. Electric wall mounted radiator.

Bedroom: 3.7m x 2.5m Double glazed window to rear elevation. Electric wall mounted radiator.

Bathroom: 2.1m max x 2.00m max. Door opening to airing cupboard housing immersion tank. Close coupled WC, pedestal basin, panel bath with electric "Neptune" shower over, chrome heated towel rail.

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.

The property is currently tenanted on an Assured shorthold tenancy and will be sold with the tenant in situ. The current tenant is paying £675 per calendar month which is a gross rental yield of 6.75%.

PARKING SPACE

EPC BAND: E

COUNCIL TAX BAND: A

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