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Wallace Road, Bodmin

****No Onward Chain****

A one-bedroom second floor apartment set in a purpose-built block of flats, within easy walking distance of the town centre and benefiting from nearby off road parking.

*Large Entrance Hallway *Open Plan Lounge/Dining Room * Double Bedroom *Family Bathroom * Offroad Parking Space * Within walking distance of the Town Centre *Excellent residential letting potential or considered ideal for first time buyers*

Price: £64,950



ACCOMMODATION IN DETAIL, ALL MEASUREMENTS ARE APPROXIMATE.

Main door into communal hallway and staircase leading up to the second floor with front door into;

The **Entrance Hallway** is of generous size and to the centre of the apartment. Doors from here lead off to lounge/dining room, kitchen, bedroom, family bathroom and large walk in storage cupboard housing hot water.



Off to the left of the hallway is the generous sized open plan **Lounge/Dining Room 5.2m x 2.9m** windows to front and side elevation. Generous space for living room furniture and a dining table.



Adjacent to this is the **Kitchen 3m x 2.1m** with a window to front elevation and range of fitted floor based and wall mounted units comprising cupboards and drawers with work surfaces over. Stainless steel sink and drainer unit with storage space underneath. Plumbing for washing machine, space for fridge freezer and a "Dimplex" wall mounted fan heater.

Adjacent to this, also to the front is a generous sized **Double Bedroom 3.8m x 3.1m** with large picture window and space for double bed along with other bedroom furniture.

The **Family Bathroom 2m x 2m** comprises a fully fitted white bathroom suite with wall mounted wash hand basin, WC, panel bath with "Triton" wall mounted electric shower and tiling to water sensitive areas.

Parking Space

EPC BAND: D

COUNCIL TAX BAND: A

Tenure: Leasehold. Approximately 89 years left on the lease.



Management fees: Service charge is £609 with a ground rent of £10 payable per annum.

