



Bodmin Office
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Bodmin
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Russell Mews, Bodmin

****No Onward Chain****

A one bedroom apartment located in a central town location with accommodation briefly comprising kitchen/breakfast room, living room, double bedroom and family bathroom. There is also the benefit of an allocated parking space to the rear.

*Kitchen/Breakfast room * Living room * Double bedroom * Family bathroom *Allocated parking space * Fantastic residential letting potential or considered ideal for first time buyers*

Price: £85,000



ACCOMMODATION IN DETAIL, ALL MEASUREMENTS ARE APPROXIMATE

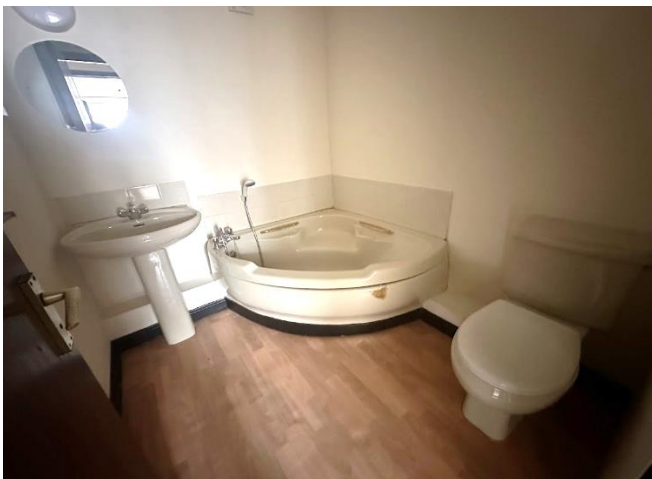
From the rear there is a shared back door opening to communal staircase leading to first floor.

Front door to apartment opens directly into entrance hall with doors off to bedroom, bathroom and open plan living space.

Immediately to your left is a double **Bedroom 3.6m x 2.7m** to the front elevation with window overlooking Higher Bore Street and fitted wardrobe.



On the other side of the hallway is the **Family Bathroom** comprising a fitted suite with pedestal wash hand basin, WC, curved corner bath with shower attachment and tiling to water sensitive areas.



At the far end of the hallway is the open plan living area. You walk straight into the **Kitchen/Breakfast room 3.5m x 3m** with range of floor based and matching wall mounted units, sink and draining unit with storage cupboard under, plumbing for washing machine, space for oven and small dining table. Two storage cupboards, one containing hot water cylinder.

EPC band: C

Council tax band: A



From here there is an opening through to the **Living Room 3.7m x 3.6m** with two windows to the front elevation and ample space for furniture.

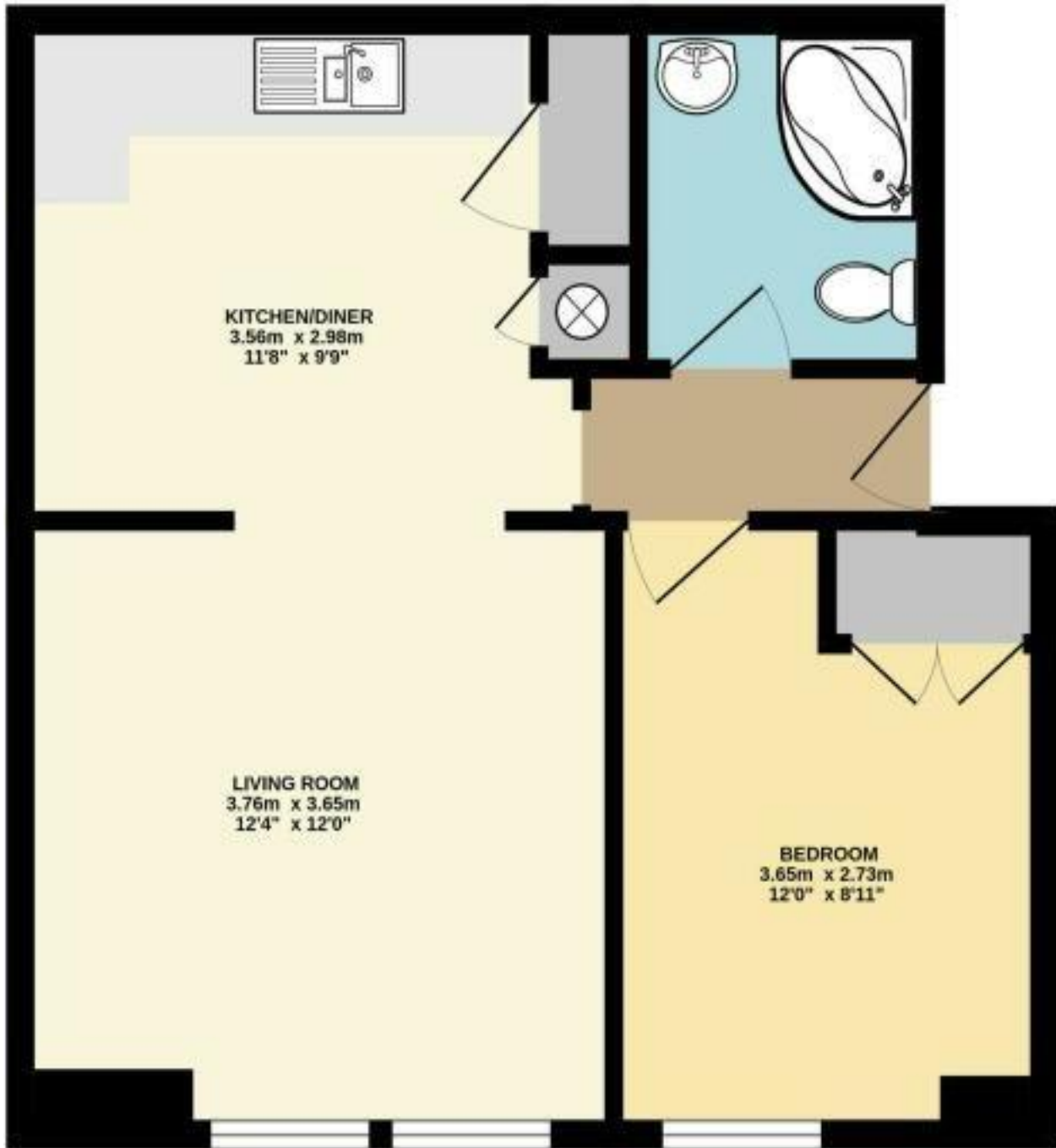


ALLOCATED PARKING SPACE

Agents Note

Tenure: Leasehold. Approximately 965 years left on the lease.

Management fees: Service charge is £1450.43 with a ground rent of £50 payable per annum.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.
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