



Guide Price £112,000 - Leasehold
Kelly Bray PL17 8QT

Offered with NO ONWARD CHAIN is this two bedroom ground floor spacious apartment. Situated on a main bus route close to all local amenities in the popular village of Kelly Bray approximately one mile from Callington.

The property benefits from communal gardens, gas central heating, double glazing and an allocated parking space. The property would suit first time buyers, retirement flat, or investors alike. Internal viewing recommended.



Situation:-

Kelly Bray is termed village and is roughly a mile north of Callington town having post office, public house and various outlets, garage services etc on the adjacent village industrial estate. A bus service connects to Callington where town facilities include various schools, health centre, recreational facilities etc.

A level pathway gives access to the communal area leading to the front door.

Entrance lobby:-

Coved ceiling with light point, radiator, cloaks area. From here a door leads into:-

Bedroom 1:- 9'1" (2.77m) x 10'5" (3.18m)

Double bedroom having Upvc double glazed window, coved ceiling with light point, power points, telephone point, radiator.

Bedroom 2:- 7'0" (2.13m) x 12'10" (3.91m)

A further spacious room bedroom with Upvc double glazed window, coved ceiling with light point. A door gives access to generous size built in cupboard, radiator.

Bathroom :- 7'4" (2.24m) x 6'3" (1.91m)

Coved ceiling with light point. Modern bathroom suite comprising low level WC, pedestal wash hand basin with vanity light/shaver socket over, panelled bath with electric shower over, tiled splash backs, radiator, wall mounted extractor fan.



Hallway:-

Coved ceiling with light point, intercom entry system, power points and radiator. A door gives access to built in cupboard with fitted shelving and this is where the electric consumer unit can be found.

From here doors lead off into:-

Lounge/Dining Room :- 14'5" (4.39m) x 14'6" (4.42m)

A good size room with room for reception and dining room furniture. Upvc double glazed windows, coved ceiling with central ceiling light point, wall light points, aerial point and telephone point.

Kitchen :- 10'8" (3.25m) x 8'7" (2.62m)

Upvc double glazed windows with open views. Coved ceiling with ceiling light point. Modern fitted Kitchen with a range of base and wall units with high gloss contrasting work surfaces and inset sink with mixer tap. Central heating and hot water boiler within wall mounted cupboard. Tiled splash backs, inset gas hob with electric oven beneath and extractor fan over. Space and plumbing for washing machine, space for fridge freezer.

Outside:-

Communal gardens areas surround the building which are level and mainly laid to lawn. There are also bin stores nearby.

Parking:-

There is an allocated parking space situated at the front of the property.

Services:-

All main services are connected.

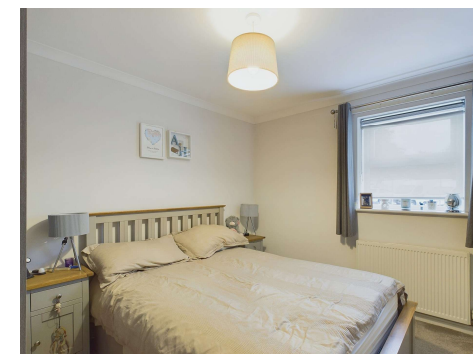
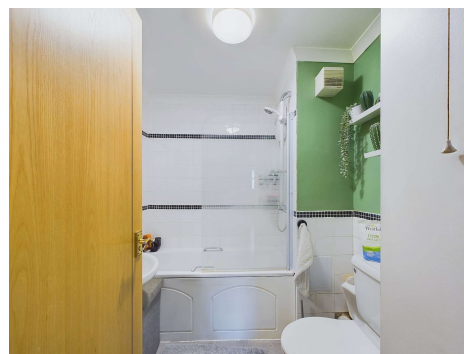
Tax Banding:-

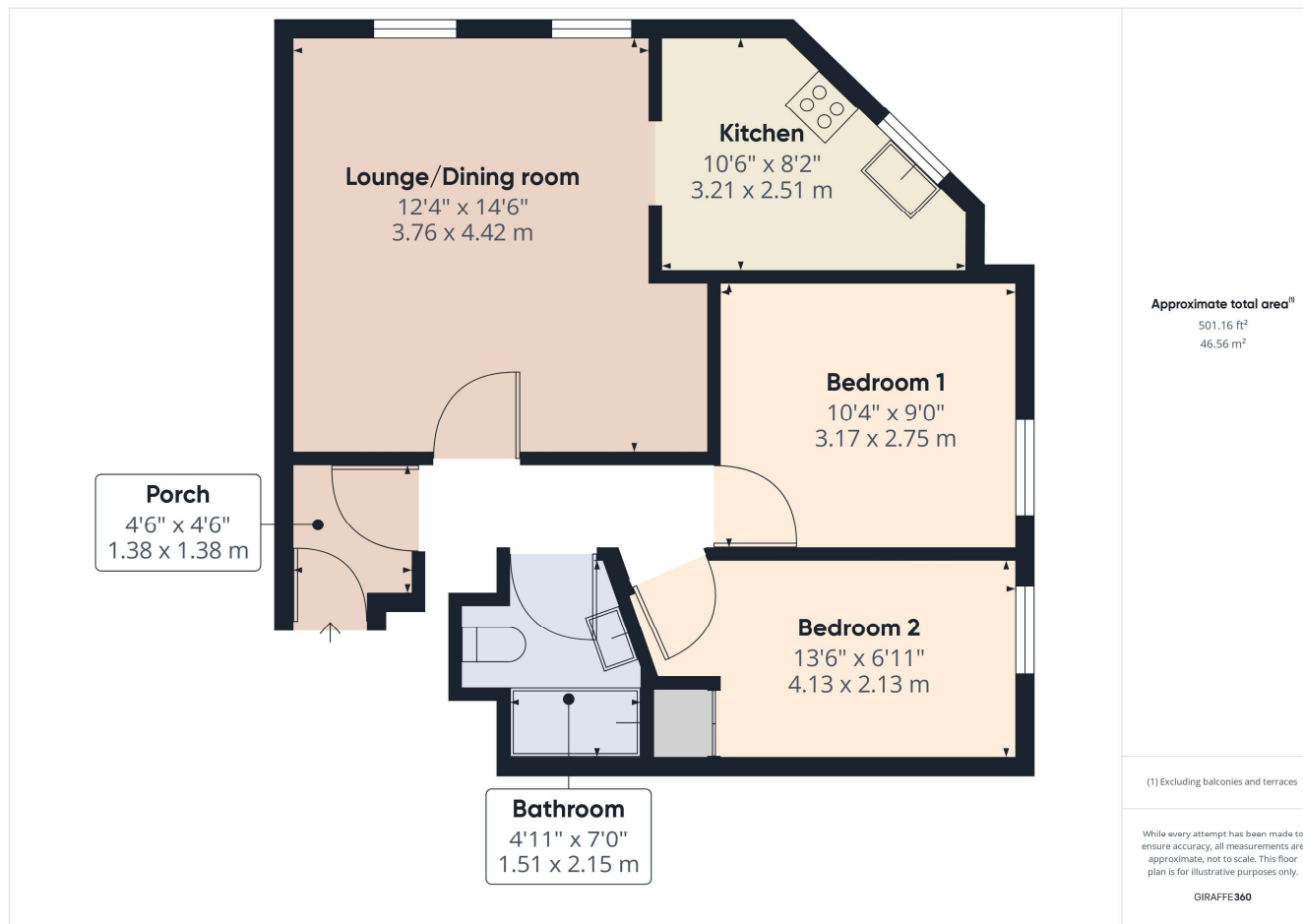
The vendors have advised that this is Band A.

Lease details:-

The vendor has advised us that the ground rent and service charge is £100.00 per month.

Lease details:- 999 years from 2003.





AGENTS Note:-
 Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.
 Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.
 Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
 Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.
 THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN