



## 7 Manaton Court, Launceston. PL15 9DR

A very nicely presented modern first floor flat originally built by McCarthy & Stone within a retirement complex close to local amenities. The property is only one of 32 apartments and has lift facilities, residents lounge and laundry room. There is a visiting Development Manager who can be contacted from various points within each property. Brief accommodation comprises:- Hallway, Lounge/Dining room, Kitchen, 2 DOUBLE Bedrooms and Bathroom. Outside there are Communal Gardens and Parking subject to agreement. It is a condition of the purchases that residents be over the age of 60 years, or in the case of a couple, one over 60 and the other over 55 years. There is a guest suite perfect for visitors. BEING SOLD WITH NO ONWARD CHAIN.

**Price £110,000 Leasehold**

# Launceston. PL15

## Main entrance:-

A door to the front gives access to a communal hallway which leads to the lift area. This will give access to the first floor. The flat is accessed via a communal hall way with it's own entrance door leading to:-

## Hallway:-6'1" (1.85m) x 7'1" (2.16m): -

Wall mounted intercom system, storage heater. twin ceiling light points and ceiling coving. A door gives access to a generous sized walk in cupboard with the benefit of shelving and fitted carpet. Additionally there is a second walk in cupboard / wardrobe which houses the electricity meters and consumer unit also fitted with shelving and hanging rail space, lighting and fitted carpet. Internal door leads off into:-

## Lounge/Dining room:-24'4" (7.42m) x 10'6" (3.2m): -

With fitted carpet, twin ceiling light points, ceiling coving and a Dimplex storage heater, Front aspect uPVC double glazed door with fixed pane glazed panel and window above, leading out to a balcony. This is enclosed by wrought iron railing and offers far reaching country side views. There is also a feature fireplace accommodating an electric coal effect living flame fire, ample power points, TV aerial point. A side aspect uPVC double glazed window over looking the garden. Interior fitted double doors lead into:-

## Kitchen :-8'0" (2.44m) x 7'3" (2.21m) :-

With vinyl flooring, fluorescent lighting, coved ceiling and a front aspect uPVC double glazed window. A modern fitted kitchen with a range of wall and base units with contrasting rolled edge work surfaces. Inset stainless steel sink and drainer, with mixer tap. Eye level AEG electric oven, inset AEG electric hob with canopy over, housing the extractor fan. Integrated fridge and freezer and ample power points.

## Master Bedroom :-13'1" (3.99m) x 9'2" (2.79m):-

Door leads into a double bedroom with fitted carpet, central electric light point and coved ceiling. uPVC double glazed front aspect window with far reaching views. Wall mounted storage heater, ample power points and TV aerial connection. Fitted double wardrobe with glazed mirror sliding doors with hanging rail and fitted shelving.

## Bedroom 2 :-15'6" (4.72m) x 9'2" (2.79m):-

Further double bedroom, with fitted carpet, central electric light point and ceiling with coving. Front aspect uPVC double glazed

window again with roof top and country side views. Wall mounted electric storage heater with ample power points and TV aerial point.

## Bathroom :-5'10" (1.78m) x 5'7" (1.7m):-

Fitted bathroom suite comprising of low level WC, vanity unit with inset wash hand basin, storage cupboard beneath and mirror with lighting unit and shaver point above. Bath with panel and also a fully tiled walk in shower. Wall mounted Dimplex fan heater and heated towel radiator. The room has been tiled with quality contrast tiling and has fitted carpet.

## Communal Areas :-

The development offers the useage of communal areas such as a living room, laundry room, well maintained gardens and patio area. These areas are maintained as part of the service charge.

## Services :-

Mains Electricity, Water and Drainage

## Council Tax:-

According to Cornwall council the council tax band is C.

## Lease Details :-

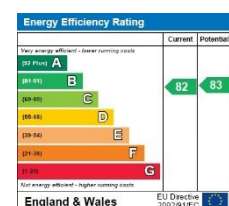
The property was built in 2008 with a lease of 125 years. 109 years remain

## Service Charges :-

To be confirmed.

## AGENTS Note: -

Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



41 Fore Street, Callington, Cornwall, PL17 7AQ

Call Us: 01579 550590 | Email: info@dawsonnott.co.uk

www.dawsonnott.co.uk

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