



# Westgate Mews Launceston PL15 7AZ

Guide Price £95,000

- TWO BEDROOM APARTMENT
- MODERN KITCHEN & SHOWER ROOM
- FIRST FLOOR LOCATION WITH LIFT ACCESS
- SECURE GATED ENTRY + PARKING
- OVER 55'S ONLY
- POTENTIAL INVESTOR OPPORTUNITY RENTAL YIELD OF 7.89%
- SHORT WALK FROM AMENITIES
- INSTANT ACCESS TO BUS ROUTES
- NO ONWARD CHAIN



 **Millerson**  
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Tenure - Leasehold

Council Tax Band - B

Floor Area - 559.72 sq ft



## DESCRIPTION

A modern 2 bedroom flat offers the perfect blend of comfort, convenience, and luxury tailored for those over 55.

Key Features:

1. Step into a stylish living space, enjoy the open-plan layout that maximises natural light.
2. Two spacious bedrooms, each designed to provide utmost comfort and with built-in wardrobes.
3. With accessibility in mind, this flat features wide doorways, step-free access, and a Lift, ensuring ease of movement for residents of all abilities.
4. Fully-equipped kitchen featuring excellent appliances, ample storage, and stylish finishes.
5. Shower room equipped with modern fixtures, a walk-in shower and raised toilet for added safety and convenience.
6. Embrace the community spirit with access to a range of amenities including community notice boards and social activities tailored for retirees.
7. Ideally situated close to local shops, restaurants, healthcare facilities, and transportation links.

Additional Information:

Leasehold property with a long lease term (92 years remaining)

Gated car parking area.

On-site management and 24-hour emergency assistance for peace of mind.

Don't miss out on the opportunity to experience comfortable and carefree retirement living at its finest. Arrange your viewing today!

## LOCATION

Located within a very short walk of the town centre, everything you need is close to hand, including banks, post office, shops, cafes, even the park and Castle grounds. Set amidst the rolling green Cornish countryside, Launceston is known as the gateway to the county and sits on the Devon border. The town's skyline is dominated by the ruins of a Norman castle that stands high on a hillside with dramatic views over Bodmin moor and Dartmoor. The castle was a strategically important building after the Norman Conquest and its green was used for executions until the 19th century. This property enjoys a view toward

the Castle. The town is situated between the north and south coasts, so is convenient for beaches and the Cornish countryside. The surrounding area offers leisure for all types including two golf courses and Roadford Lake Country Park where visitors can fish, sail, windsurf, cycle, row, kayak and camp. Shopping is excellent with plenty of big names alongside quirky independent shops, with a Marks and Spencer Food Hall, Tesco, Iceland, Argos and Pets at Home, to name a few. The A30 will see you onto the M5 at Exeter in under 45 minutes and the A388 will get you to Plymouth in under an hour. The seaside resort of Bude is just 17 miles away.

## THE ACCOMMODATION COMPRISES OF

(All measurements are approximate)

Composite Front Door leading into:

### ENTRANCE HALLWAY

Smoke sensor. Coving. Night storage heater. Consumer unit. Ample power sockets. Storage cupboard. Airing cupboard housing hot water heater and built in timber shelving. Chubb intercom system. Carpeted flooring. Skirting. Doors leading to:

### LIVING ROOM / DINER

16'5" x 11'6" (5.02m x 3.53m)

Double glazed window to the front aspect. Coving. Night storage heater. Ample raised power sockets. TV and Phone/Broadband connection points. Emergency pull cord. Electric feature fire with surround and hearth. Carpeted flooring. Skirting. Opening leading through to the:

### KITCHEN

7'1" x 7'0" (2.17m x 2.15m)

Double glazed window to the front aspect. Range of wall and base fitted units with straight edge worksurfaces and tiled splashback surround. Integrated stainless steel sink with drainer and mixer tap, fridge, freezer, four ring electrical hob with extractor hood above and eye level oven/grill and microwave. Ample power sockets. Vinyl flooring. Skirting.

### BEDROOM ONE

12'3" x 8'9" (3.74m x 2.69m)

Double glazed window to the rear aspect. Coving. Wall mounted electric heater. Ample power sockets. Emergency pull cord. Built in wardrobe. Carpeted flooring. Skirting.



### BEDROOM TWO

10'1" x 6'7" (3.09m x 2.03m)

Double glazed window to the rear aspect. Coving. Wall mounted electric heater. Ample power sockets. Emergency pull cord. Built in wardrobe. Carpeted flooring. Skirting.

### SHOWER ROOM

6'8" x 7'1" (2.05m x 2.17m)

Extractor fan. Aqua boarding panel walls. Wall mounted heater. Wash basin with integrated storage beneath and wall mounted mirror above. Raised low level WC with push flush. Corner walk in shower cubicle with electric shower unit. Emergency Pull Cord. Plumbing and space for washing machine. Heated towel rail. Vinyl flooring. Skirting.

### SECURE PARKING

There is no allocated parking for the apartment – it is purely first come first served behind the front access security gates.

### SERVICES AND CHARGES

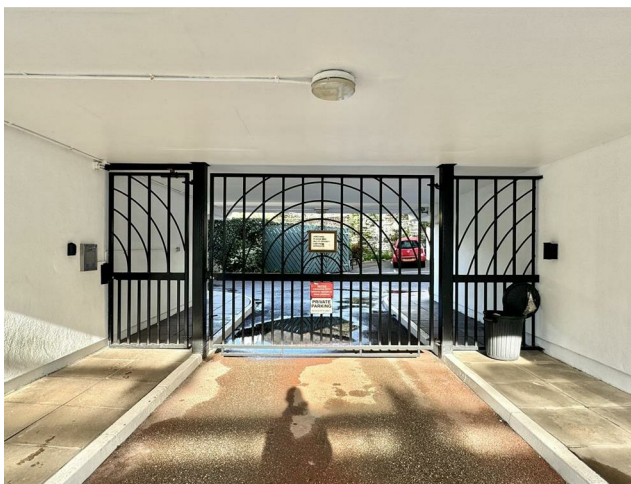
Mains water, electricity and drainage. Cornwall Council Tax Band B. Lift access. Secure gated entry. Emergency assistance alarm. Service charge £2649.12 per annum, being £220.76 per month. The building has recently been fully redecorated externally. For more information please contact Millerson.

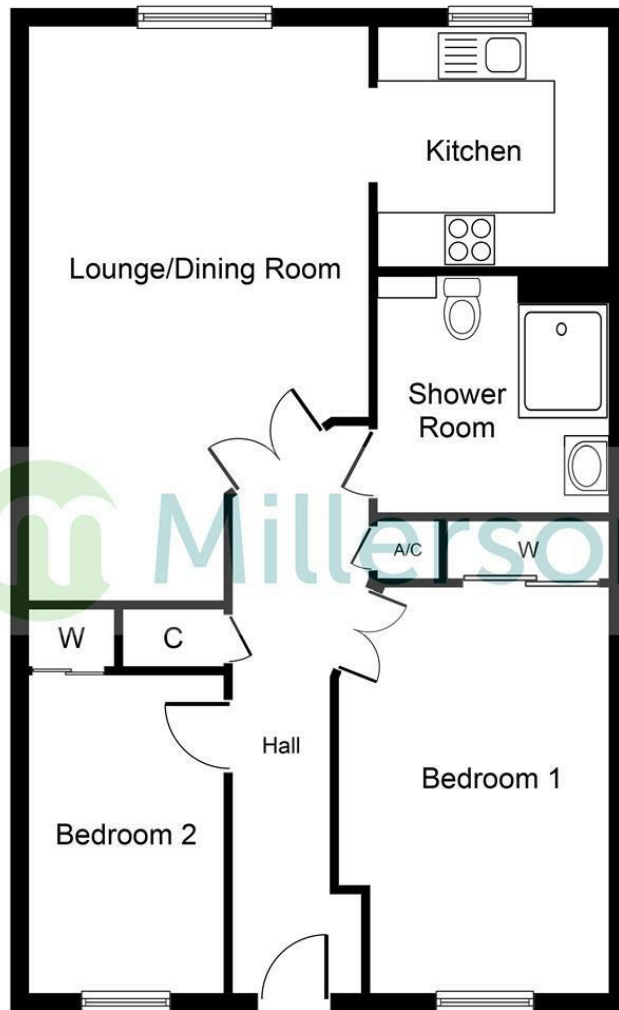
### TENURE

Leasehold. 125 year lease granted in 1991 (92 years remaining). Restricted to Over 55's only.

### ATTENTION INVESTORS

Our Lettings department have confirmed that the approximate rental value is in the region of £625pcm which would bring an investor a rental yield of approximately 7.89%. The purchaser/occupier would need to be 55 or over to comply with the occupancy restriction.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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## Directions To Property

From our offices proceed through the square and into Westgate Street, passing The Westgate Inn and bear right whereupon the entrance to Westgate Mews will be found on the right hand side. [What3Words.com///soda.sticks.pats](http://What3Words.com///soda.sticks.pats)

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## Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

