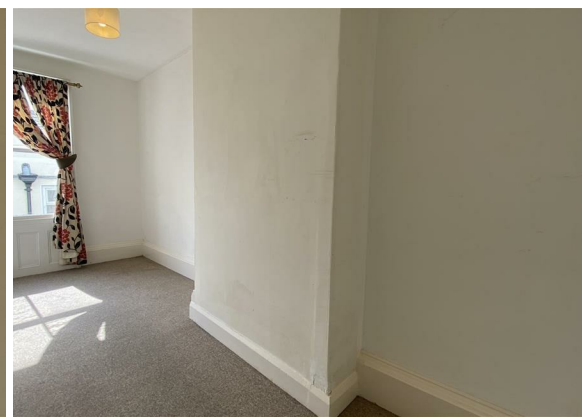




High Street
Launceston
PL15 8ER

Asking Price £105,000

- First Floor Apartment
- Convenient Town Centre Location
- Large Living Room
- Two Bedrooms
- Kitchen/Dining Room
- No Onward Chain



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 688.90 sq ft



Entrance to the property is via a shared access security door from the cobbled pathway just off the high street. A hall and staircase lead to the first floor. Main entrance door leads to the reception hallway.

RECEPTION HALLWAY

Security phone entry system. Radiator. Walk-in storage cupboard. Alarm system. Doors off

LIVING ROOM

15'2" x 14'11" (4.646 x 4.559)

Two large sash windows to the front. High ceiling with picture rails. Two radiators.

BEDROOM

14'8" x 7'7" irregular shaped room (4.495 x 2.318 irregular shaped room)

Wooden sash window to front. Radiator.

BEDROOM

19'2" x 7'4" max. irregular shaped room (5.845 x 2.240 max. irregular shaped room)

Wooden sash window to front. Radiator.

KITCHEN/DINING ROOM

13'4" x 7'11" irregular shaped room (4.073 x 2.414 irregular shaped room)

Wooden sash window to rear. Kitchen suite comprises a range of matching cream finish base, wall and drawer units with roll edge working surfaces incorporating single drainer stainless steel sink unit with mixer tap and ceramic tiled surrounds. Integrated appliance include electric oven, hob and extractor. Integrated dishwasher. Space and plumbing for a washing machine. Glow worm gas combination boiler. Radiator.

SHOWER ROOM

Tiled shower cubicle. Pedestal wash hand basin. Low level WC. Heated towel rail.

AGENTS NOTES:

We are waiting confirmation of more lease information inc any Ground Rent or Service Charge.



Directions To Property


Sat Nav: PL15 8ER

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Valuation Request



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

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