

# Prouts Court

Launceston

PL15 8QS

Asking Price £99,950

- Ground Floor Apartment
  - Secure Entry
- Close To Town Centre
  - Allocated Parking
  - Useful Store Room
- Scan QR For Material Information



Tenure - Leasehold

Council Tax Band - A

Floor Area - 365.97 sq ft



**Communal Entrance:**

Secure keypad entry. Leading to:

Front Door, leading into

**Entrance Hall:**

Electric fuse board. Built-in linen cupboard with hot water tank and shelf. Doors to all rooms.

**Open Plan Kitchen/Living Room:**

**Kitchen Area:**

9'1" x 8'3" (2.79m x 2.52m)

A selection of wall and base units with a roll-edge work surface, incorporating a one-and-a-half bowl stainless steel sink with mixer tap. The walls feature tiled splashback for added convenience. The kitchen includes a built-in 'Indesit' electric oven with a ceramic hob and extractor hood above, along with a breakfast bar for casual dining. There is also space and plumbing for a washer/dryer, and an extractor fan for ventilation. Opening into:

**Living Area:**

11'9" x 9'6" (3.59m x 2.92m)

A large uPVC double-glazed window at the front offers a pleasant view. The room is equipped with a television aerial point, telephone point, and an intercom handset for front door access. Heating is provided by a night storage heater.

**Bedroom:**

10'3" x 8'9" (3.14m x 2.69m)

uPVC double-glazed window to the front. Includes a spacious built-in wardrobe with a hanging rail and shelf for storage. Heated by a night storage heater.

**Bathroom:**

5'11" x 5'8" (1.82m x 1.74m)

Three piece suite featuring a low-level WC, pedestal wash basin, and a modern panelled bath with an electric 'Redring' shower overhead. Aqua boarding surrounds the walls, with tiled splashback in water-sensitive areas. The space includes a mirrored medicine cabinet, extractor fan, Dimplex wall heater, and a towel rail for added convenience.

**Outside:**

Allocated parking space and visitors parking.

**Store Room:**

13'8" x 4'7" (4.17m x 1.40m)

Situated in the lower part of the building, just a short walk from the flat, is a convenient storage shed. Ideal for storing recycling boxes or items such as a bicycle, it can be accessed both internally and externally via steps leading from the main apartment building.

**Services:**

Mains metered water, electricity and drainage

**Material Information:**

Verified Material Information

Council tax band: A

Council tax annual charge: £1561.69 a year (£130.14 a month)

Tenure: Leasehold

Lease length: 999 years remaining (967 years from 1992)

Service charge: £1020

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: Double glazing and Night storage

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Allocated and Communal

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No



Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**Agents Note:**


There is a maintenance/insurance charge of £85.00 per calendar month. No ground rent is required.





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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>		64	
(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>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

## Directions To Property

Sat Nav: PL15 8QS  
 What3Words:///unlimited.tunes.reminder

## Contact Us

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