

## 3A ALBERT TERRACE, LOSTWITHIEL, PL22 0AF



**A spacious two bedroom first floor flat with no ongoing chain, boasting a convenient position in the heart of the town and just a short walk from local amenities.**

**Accommodation Comprises:- Communal entrance hall with stairs to first floor landing (shared with Flat 3B), hallway, living room, kitchen, two bedrooms, bathroom and gas fired central heating.**

**£127,500**

## SITUATION

Lostwithiel is a popular Mid-Cornwall town which is steeped in history and renowned for its vibrant community. The town offers a good range of amenities which include a variety of shops, restaurants, cafes, public houses, butchers, parish church, professional services, dentist and health centre. There is a main line train station on the Penzance to London line and a choice of two Primary schools, one being in close proximity to the property. Secondary schools are available at nearby Fowey (7 miles) and Bodmin (5 miles) respectively. A purpose-built community centre offers recreational and sporting facilities next to the 'King George V' playing field.

## ACCOMMODATION (All sizes approximate):-

### Entrance

Front entrance door from Bodmin Hill opening into:-

### Communal Entrance Hall

Electric meter and gas meter. Turning staircase rising to:-

## FIRST FLOOR

### Landing

With separate entrance doors to Flat 3a and Flat 3b.

### Hallway

11' 1" x 6' 5" (3.37m x 1.96m) Radiator. Inset ceiling spotlights. Telephone point. Doors leading to all rooms. Electric consumer unit.

### Living Room

16' 7" x 11' 4" (5.06m x 3.45m) Sash windows to front and side elevations. Radiator.

### Kitchen

11' 3" x 11' 0" (3.43m x 3.35m) Matching range of beech fronted base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Built-in Zanussi stainless steel electric oven with four ring gas hob above and 'Smeg' stainless steel extractor hood over. Space and plumbing for washing machine. Space for tumble dryer. Tiled splashbacks. Radiator. Inset ceiling spotlights. Space for fridge/freezer. Sash window to side elevation. Modern wall mounted Worcester gas fired combination boiler.



### Bedroom One

12' 6" x 11' 1" (3.81m x 3.37m) uPVC double glazed window to front elevation. Radiator.



### Bedroom Two

12' 3" x 7' 3" (3.73m x 2.20m) (Maximum) Sash window to side elevation. Radiator.



### Bathroom

8' 0" x 6' 9" (2.44m x 2.07m) White suite comprising:- Panelled bath with shower over and side screen, low level W.C and pedestal wash hand basin. Part tiled walls. Heated towel rail. Inset ceiling spotlights. Built-in shelved cupboard.

## AGENTS NOTE

The flat is offered with the remainder of a 99 year lease which commenced in 2004. Annual building insurance and maintenance costs are shared between each of the respective owners. The annual Ground Rent is £25.

## ENERGY RATING

D(67).

## COUNCIL TAX

Cornwall Council. Tax Band 'A'.

## DIRECTIONS

Approaching Lostwithiel from a westerly direction on the A390, take the left-hand turning after the traffic lights onto Bodmin Hill. The flat is set just back from the junction on the right-hand side and is located above the commercial premises.

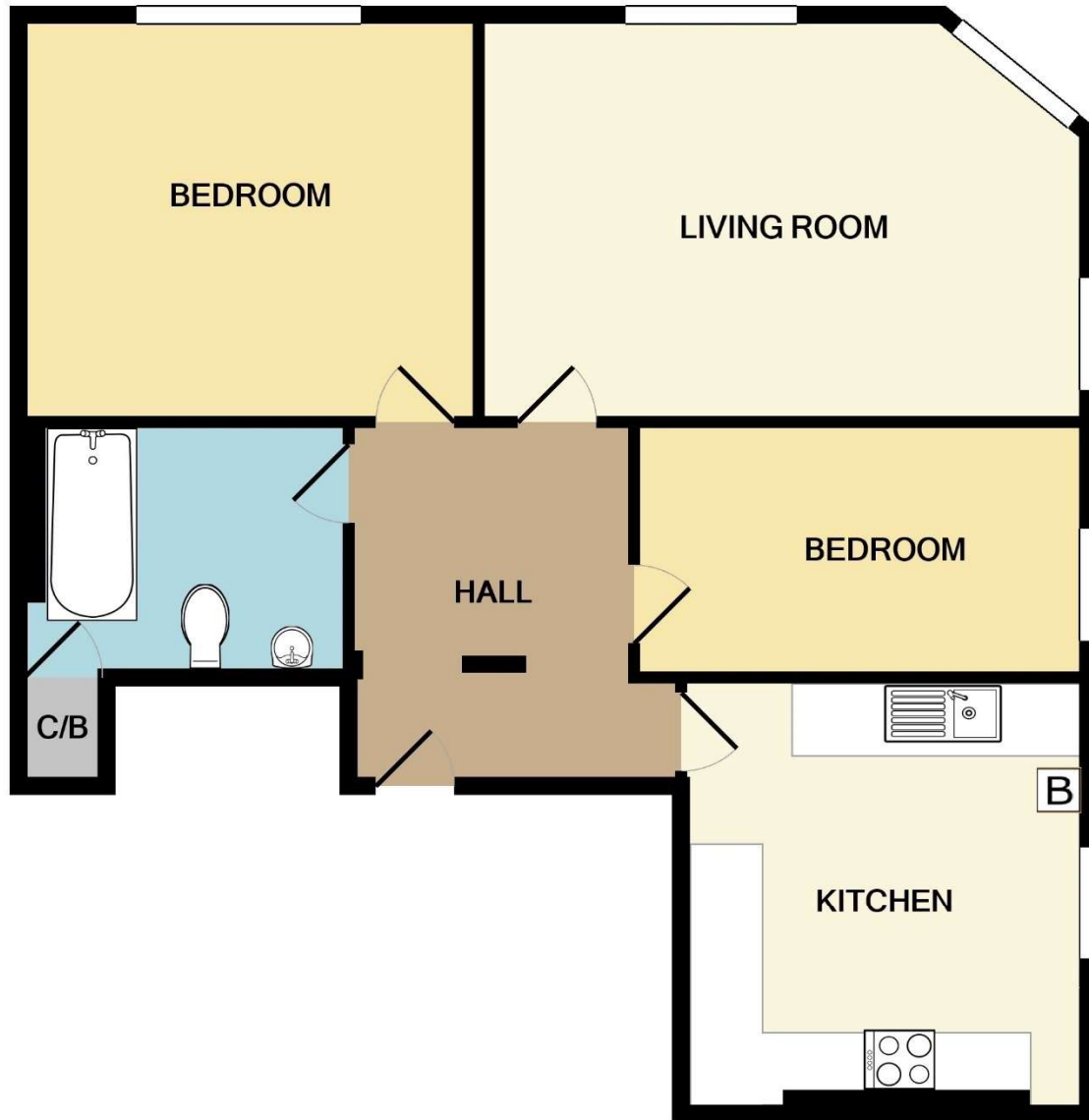




**LIVING ROOM**



**KITCHEN**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)**

Members of the NAEA



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