

3 LOWENNA, NORTH STREET, LOSTWITHIEL, PL22 0EF



£165,000

A well appointed one bedroom first floor apartment with no ongoing chain, situated within an imposing Grade II Listed building in the heart of the town and considered an ideal opportunity for first time buyers or 'buy to let' investors.

SITUATION

The property enjoys a central location in the town, adjacent to St Bartholomew's Church and just a short level walk from the River Fowey. Lostwithiel boasts a range of local amenities, including a variety of shops, cafes, restaurants, pubs, professional services, dentist and health centre. There is also a main line train station on the Penzance to London line and a purpose-built community centre.

ACCOMMODATION (All sizes approximate):-

Communal Entrance

Main door (Key pad entry) opening into a communal hallway. No.3 is accessed via a turning staircase rising to the first floor.

Apartment Entrance

Door opening into:-

Hallway (Split Level)

Telephone entry system. Electric consumer unit. Radiator. Doors leading off to all rooms.

Lounge

14' 5" x 12' 4" (4.40m x 3.77m) Two sash windows to front elevation. Radiator. TV/satellite and telephone sockets.



Kitchen

10' 8" x 6' 0" (3.25m x 1.84m) Featuring a modern range of wall, base and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in single electric oven with four ring hob above and extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Worcester gas fired combination boiler.

Bedroom

13' 9" x 7' 9" (4.18m x 2.35m) Sash window to front elevation. Radiator. TV aerial point.

Shower Room

6' 8" x 4' 10" (2.03m x 1.47m) Corner shower cubicle. White low level W.C and pedestal wash hand basin. Part tiled walls. Radiator. Extractor fan. Shaver socket.

TENURE

The apartment is offered with the remainder of a 999 year lease from January 2016. Koti Property Management are the management company for the complex and the current service charge is £1460 a year.

RESTRICTIONS

Residential occupancy only. Holiday letting is prohibited.

ENERGY RATING

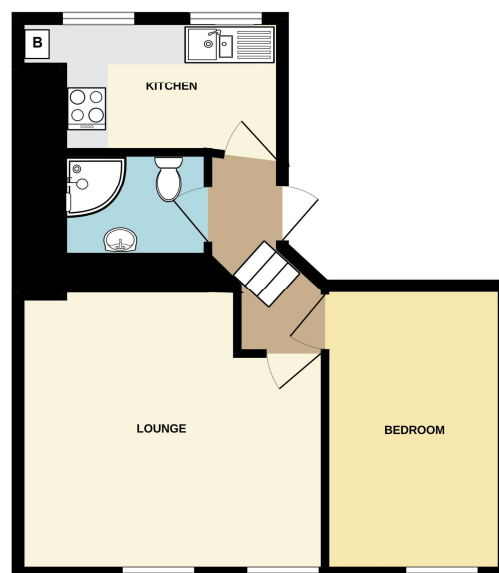
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COUNCIL TAX

Cornwall Council. Tax Band 'A'.

DIRECTIONS

Heading into Lostwithiel from the west on the A390, turn right at the traffic lights into Fore Street. Follow the road down to the bridge and turn left at the junction into North Street. Continue until Lowenna is located on the right-hand side opposite the church.



Measurements are approximate. Not to scale. Illustrative purposes only.
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

Members of the NAEA



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