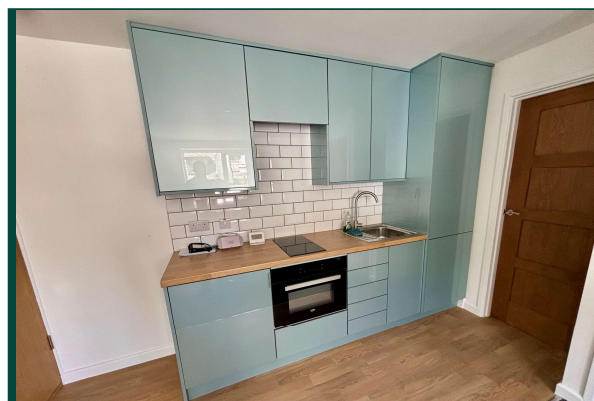


FLAT 7 RIVERSIDE COURT, QUAY STREET, LOSTWITHIEL, PL22 0BS



£95,000

A newly refurbished one bedroom first floor flat with no ongoing chain, enjoying a tucked away location in the heart of the town and adjacent to the River Fowey.

SITUATION

Lostwithiel is steeped in history and renowned for its vibrant community, offering a good range of amenities including a variety of shops, cafes, restaurants, public houses, professional services, two primary schools, dentist, and health centre. There is also a main line train station on the Penzance to London line and a purpose-built community centre. Coulson Park is a short stroll from the property, which is also a nature reserve offering picnic/barbecue areas and beautiful walks along the banks of the River Fowey. Lostwithiel lies just a few miles from the south coast and about a fifteen-minute drive from the world renowned 'Eden Project'.

ACCOMMODATION (All sizes approximate):-

Communal Entrance

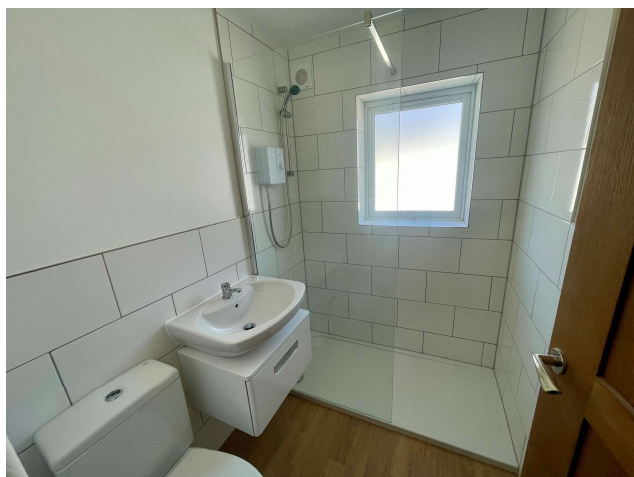
uPVC double glazed front entrance door and stairs rising to the first floor. Entrance door to Flat 7 opening into:-

Open Plan Living Room/Kitchen

14' 11" x 10' 0" (4.54m x 3.04m) uPVC double glazed window to front elevation with views of the River Fowey. Wall mounted electric heater. Newly fitted kitchen, featuring a range of wall, base and drawer units with rolled edge worktop. Inset stainless steel sink with mixer tap. Built-in Beko fan assisted electric oven with induction hob above and extractor over. Integrated fridge with small freezer compartment. Cupboard housing a washer/dryer with electric water heater and water meter below. Part tiled walls. Laminate floor (Kitchen area only). Door to shower room. Door to:-

Bedroom

9' 10" x 7' 10" (2.99m x 2.39m) uPVC double glazed window to front elevation.



Shower Room

6' 2" x 4' 11" (1.87m x 1.50m) Newly fitted suite comprising:- Large walk-in shower with Triton electric shower unit, white low level W.C and vanity wash hand basin. Part tiled walls. Laminate floor. Extractor fan. Chrome electric heated towel rail. Obscure uPVC double glazed window to side elevation.

OUTSIDE

Allocated parking space to the front.

TENURE & MAINTENANCE

Leasehold:- The property is held on the remainder of a 99 year lease, commencing in 1986.

The Ground Rent is £50 a year and the property is liable for a share of any maintenance fees for the building and communal areas as one of 8 leaseholders, which includes building insurance.

ENERGY RATING

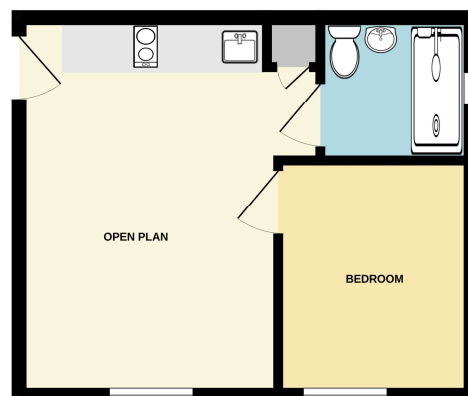
D(63).

COUNCIL TAX

Cornwall Council. Tax Band 'A'.

DIRECTIONS

Entering Lostwithiel from the west on the A390, turn right at the traffic lights onto Fore Street and then take the right-hand turning by the Co-Op onto Quay Street. Riverside Court is located shortly after on the left-hand side.



**FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY,
NOT TO SCALE)**

Members of the NAEA



St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

ESTABLISHED 1865
Jefferys

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION): Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Experts in Property" of which Jefferys is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.