

12 BRUNEL QUAYS, LOSTWITHIEL, PL22 0JB



A well appointed two bedroom top floor apartment with no ongoing chain, located within a prestigious and award-winning riverside development in the heart of the town.

Accommodation Comprises:- Hallway, open plan lounge/diner, kitchen with integrated appliances, two bedrooms (master with en-suite shower room), bathroom, mezzanine, gas fired central heating, double glazing, allocated parking space.

Offers over £240,000

SITUATION

Brunel Quays is a prestigious and highly sought after development on the banks of the River Fowey and just a short level walk from the Tudor Bridge which crosses over to the town centre. Lostwithiel is steeped in history and renowned for its vibrant community, boasting a variety of independent shops, cafes, restaurants, public houses, professional services, dentist and health centre. There is a main line train station on the Penzance to London line, a choice of two primary schools and a pre-school. Secondary schools are located at nearby

Fowey (7 miles) and Bodmin (5 miles) respectively.

A purpose-built community centre provides recreational/sporting facilities, located next to the King George V playing field.

ACCOMMODATION (All sizes approximate):-

Communal Entrance

Keypad entry system to access the main door. Stairs and lift to upper floors. Second floor landing with access to a shared lobby and the front entrance door for No.12, opening into:-

Hallway

Built-in cloak/storage cupboard. Radiator. Telephone entry system. Telephone point. Doors to two bedrooms and bathroom. Door into:-



Open Plan Lounge/Diner

20' 0" x 15' 0" (6.11m x 4.58m) narrowing to 10' 11" (3.34m) Three radiators. Three double glazed Velux roof windows. Telephone point. TV aerial and satellite points. Stairs to Mezzanine Area. Doorway to:-

Kitchen

11' 6" x 6' 10" (3.50m x 2.09m) Matching range of shaker style wall, base, and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Part tiled walls. Under unit lighting. Built-in single electric oven with four ring gas hob above and stainless steel extractor over. Integrated washing machine and slimline dishwasher. Space for fridge/freezer. Wood strip flooring. Feature glass block internal window.

Bedroom One

15' 0" x 9' 10" (4.58m x 3m) Two double glazed Velux roof windows. Radiator. Telephone and TV aerial points. Door to:-

En-Suite Shower Room

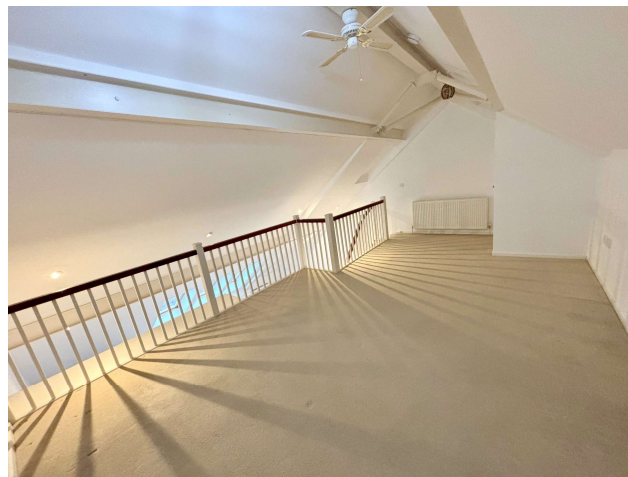
8' 11" x 4' 2" (2.72m x 1.26m) Suite comprising:- Corner shower cubicle with white low level W.C and pedestal wash hand basin. Radiator. Extractor fan. Shaver light & socket.

Bedroom Two

9' 4" x 7' 4" (2.87m x 2.26m) Double glazed Velux roof window. Radiator.

Bathroom

7' 1" x 4' 11" (2.16m x 1.51m) White suite comprising:- Panelled bath, low level W.C and pedestal wash hand basin. Radiator. Extractor fan. Part tiled walls. Shaver light & socket.



Mezzanine

19' 11" x 12' 3" (6.09m x 3.74m) Galleried room overlooking the lounge/diner, which could be used as an office or third bedroom. Radiator. Ceiling fan. Built-in cupboard enclosing a gas fired combination boiler.



REAR ELEVATION OF THE BUILDING

OUTSIDE

The property has an allocated parking space to the front.

TENURE

Leasehold with the remainder of a 999 year lease. The annual ground rent is £143.49.

MANAGEMENT/SERVICE CHARGE

Currently £165 a month, which is payable to Belmont Property Management.

ENERGY RATING

C (79).

COUNCIL TAX

Cornwall Council. Tax Band 'C'.

DIRECTIONS

From the A390 at Lostwithiel, turn into Fore Street at the traffic lights and follow this road to the Tudor bridge. Turn right over the bridge and then take the next right-hand turning into Brunel Quays. No. 12 is in the right-hand block of the last building at the very end of the development.



HALLWAY



BEDROOM ONE



LOUNGE AREA



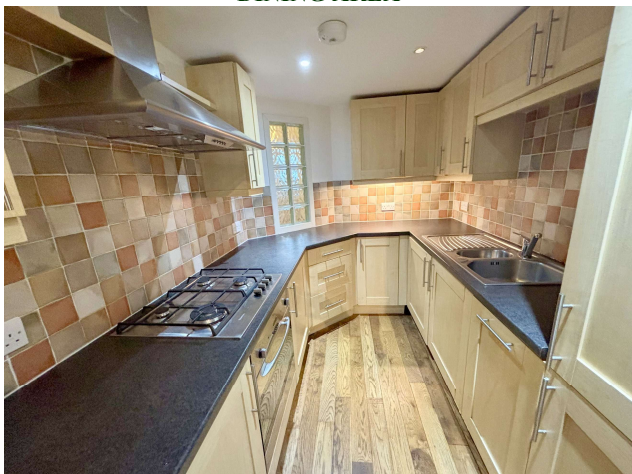
EN-SUITE SHOWER ROOM



DINING AREA



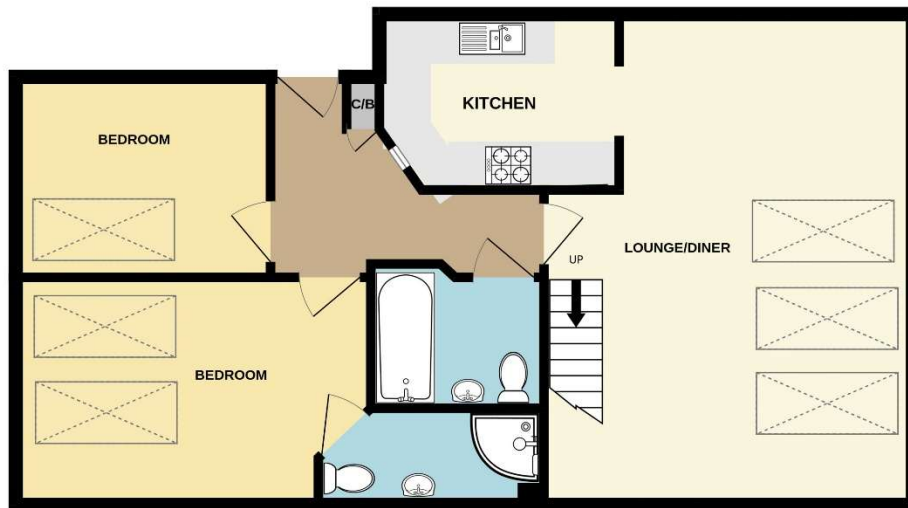
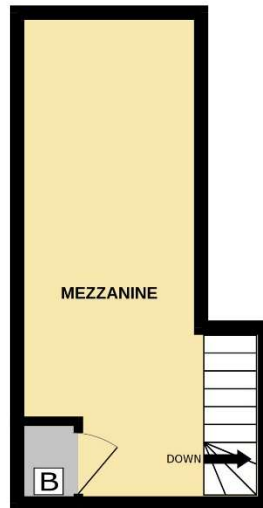
BEDROOM TWO



KITCHEN



BATHROOM



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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