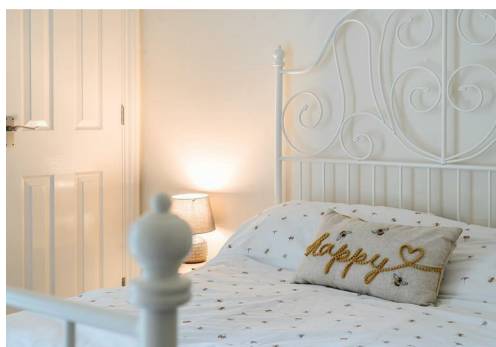




Flat 5 North Hall Court



Town Centre 0.5 miles - North Cornish Coast 19 miles - Exeter 42 miles

A well presented top floor apartment with allocated parking in a popular residential area of Launceston

- Open Plan Living/Kitchen
- 2 Double Bedrooms
- Allocated Parking
- Far Reaching Views
- En-Suite and Bathroom
- Communal Gardens
- Ideal First Time Purchase
- Built in Appliances
- Tenure: Leasehold
- Council Tax Band: B

Guide Price £160,000



SITUATION

The apartment is located in a sought-after residential area of Launceston, along Dunheved Road which allows a level walk less than half a mile from the town centre. Launceston offers numerous shops, sporting and social clubs, fully equipped leisure centre and two 18-hole golf courses. There are doctors', dentists' and veterinary surgeries, 24-hour supermarket, M&S Food Hall and educational facilities available up to A-level standard. There is access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 network, main line railway station serving London Paddington and an international airport.

DESCRIPTION

A well proportioned top floor apartment with 2 double bedrooms, open plan living and views across the town. The building is understood to have been constructed in 2007 with standard concrete wall construction and a slate roof. With the benefit of an allocated parking space and communal gardens, the property would make an ideal purchase for a first time buyer, or for those looking for an investment opportunity as the property is offered for sale with no onward chain.

ACCOMMODATION

The apartment is accessed via a communal staircase from the main entrance, with stairs that lead to the top floor. The apartment throughout offers a number of modern conveniences including uPVC double glazed windows, mains gas central heating with a new boiler fitted in Aug 2023, and a range of integrated appliances in the kitchen including a cooker with gas hob, extractor hood, fridge/freezer and washing machine. There are a range of base and wall mounted units and the open plan living space creates a modern feel to the apartment, with windows to one end enjoying far reaching views.

Off the hallway is a useful storage cupboard and the family bathroom, partially tiled with a bath and shower over, WC, wash hand basin and heated towel rail. There are 2 double bedrooms, both with integrated storage and

doors to the rear balcony overlooking the communal gardens and parking. Bedroom 1 has an ensuite shower room with a walk in shower cubicle, sink and WC.

OUTSIDE

A private car park for the building provides allocated parking spaces for each apartment. The apartment has 1 allocated space which is surrounded by communal gardens, mainly laid to lawn.

SERVICES

Mains water, drainage, gas and electricity. Broadband availability: Standard ADSL, Mobile Signal Coverage: Limited availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

By car - From Pennygillam roundabout, take the exit towards the town centre. At the first traffic lights, turn right onto Woburn Road. Follow Woburn Road passing Launceston College on the right hand side, the property will be located a short distance after this on the right.

On foot - From the town, proceed along Westgate Street passing the bus stop and St Johns Ambulance centre on the right hand side. Follow the road as it bears left onto Dunheved Road, continue along for approximately 0.3 miles where the property will be located on the left hand side.

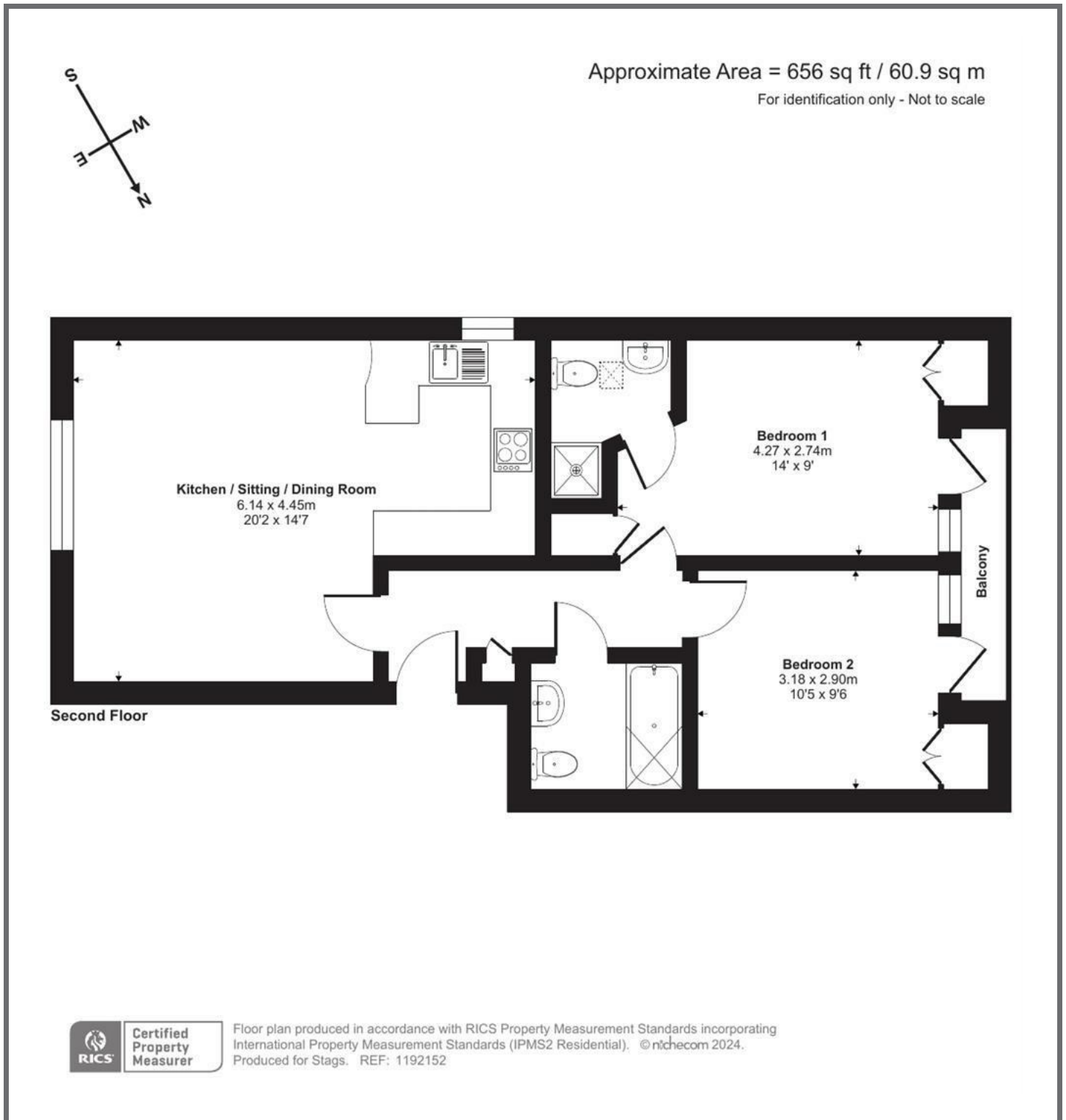
RESIDENTIAL LETTINGS

If you are considering investing as a buy to let and would like advice and information on the expected yields or general lettings information then please contact the Stags Launceston Letting Department on 01566 771800.

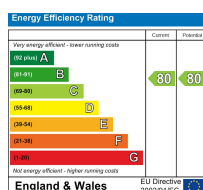
TENURE

The apartment is leasehold (999 year term starting on 1st April 2008). The ground rent is £250 per annum. Management company/service charge: £123.35 a month.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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