



Flat 3 North Hall Court



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

A well proportioned 2 bedroom apartment along a sought after road within the town

- 2 Double Bedrooms
- 2 Bathrooms
- Ideal Investment Opportunity
- Perfect First Time Purchase
- Off Road Parking Space
- Sought After Town Location
- Tenure: Leasehold
- Council Tax: B

Guide Price £150,000

SITUATION

The apartment is located in a sought after residential area, 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 first floor apartment with 2 double bedrooms, open plan living and views across the town. Located in a sought after residential area and with the benefit of an allocated parking space, the property would make an ideal purchase for a first time buyer, or for those looking for an investment opportunity with a tenant currently in situ.

ACCOMMODATION

The accommodation is clearly illustrated on the floorplan and briefly comprises: a communal entrance hall with staircase to first and second floor. The apartment on the first floor presents a light and airy open plan living space, with a dual aspect and views across the town. Adjoining the sitting room is a fitted kitchen with a range of recently installed appliances (in 2023) including a fridge freezer, electric cooker, gas hob and washing machine. There are a range of base and wall mounted units with ample storage.

Off the hallway is a useful storage cupboard and the part tiled family bathroom which comprises a bath with electric shower over, WC and sink. 2 double bedrooms both have the added benefit of built in wardrobe and access to the rear balcony overlooking the communal gardens. Bedroom 1 has an ensuite shower room and an airing cupboard.

OUTSIDE

A drive leads into the private car park with a designated single parking space for the apartment. A communal area of lawn offers an area of outside space to enjoy.

SERVICES

Mains water, drainage, gas and electricity. Double glazed throughout. 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 0.2 miles where the property will be located on the left hand side.

RESIDENTIAL LETTINGS

Please note that the apartment is currently let and if purchased as an investment, the tenants would like to remain in situ. If you are considering investing as a buy to let and would like advice and information on the current rental agreement, letting, yields or general lettings information then please contact the office where a member of our lettings team will assist.

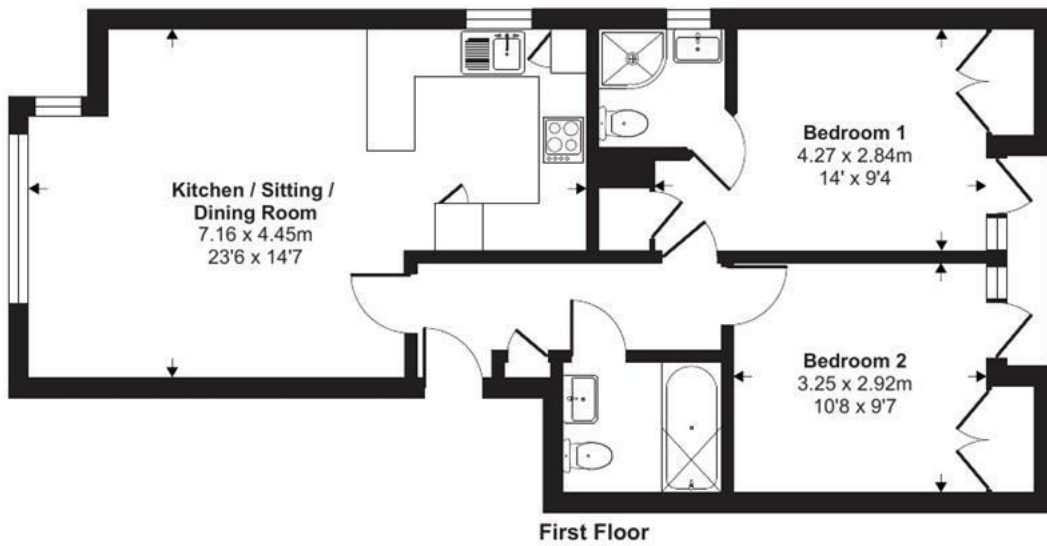
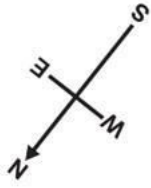
TENURE

The apartment is leasehold (999 year term with approximately 983 years remaining). The ground rent is £250 per annum. Management company/service charge: £123.35 a month.



Approximate Area = 685 sq ft / 63.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1069488

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.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	80	80
(69-80) C	(49-68) D		
(29-68) E	(1-28) F		
(1-28) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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