

# Flat 6, Skyline House, Pike Street, Liskeard

Type: Apartment - Second Floor Bedrooms: 2 Bathrooms: 1

Council Tax Band: A EPC: D

Conveniently located a south facing well-presented spacious two bedroom, double glazed second floor town centre flat in a modern purpose built building.





# Flat 6, Skyline House, Pike Street Liskeard, PL14 3JE

- Two bedroom second floor apartment
  - · Convenient town centre location
    - · Ideal Buy to Let opportunity
- Rent passing £600 pcm exclusive (from 1st July 2024)
  - · Communal enclosed courtyard at rear
- VIEWINGS VIA DAVID BURT & PARTNERS 01579 348222

Viewing strictly by appointment David Burt & Partners 01579 348222

#### The Property

Flat 6 Skyline House is a spacious well-proportioned two bedroomed second floor flat situated in Skyline House, which is a modern purpose built building with a mix of four flats one office and one shop. We would advise applicants to carry out a detailed internal inspection as the property is more spacious than would initially appear and has been upgraded in recent years to include; replacement kitchen and bathroom and renewed uPVC double glazed windows and internal entrance door in 2015. The flat is in good presentable order, in addition to which enjoys a south-facing aspect with views over the town of Liskeard and this extends at the front towards open countryside beyond.

### Tenure

The property is being offered to the market as a buy to let investment proposition. The current tenancy commenced on the 1st September 2016 and is now continuing on a periodic basis with a passing rent from 1st July 2024 of £600 exclusive.

Tenure The property is held on a 999 year lease commencing 24th June 1985, maintenance and communal charges are invoiced on a yearly basis on a 1/6th apportionment the charge for the year ending June 2023 was £643.18 (in arrears).

Ground Rent £60 per annum



#### Accommodation

Main entrance door from Pike Street to a Communal Entrance Area and staircase to first and second floor:

Entrance Hall with walk-in airing cupboard housing the hot water tank fitted with immersion heater.

Kitchen -  $12'8" \times 10'2"$  (3.86m x 3.1m) maximum. with a range of kitchen units offering ample working surfaces, cupboards drawers etc., stainless steel sink unit, space and plumbing for washing machine and night storage heater.

Lounge -  $17'3'' \times 13' 1''$  (5.26m  $\times 3.99$ m) narrowing to 9' 5'' (2.87m) with two windows.

Bedroom 1 -13'4" x 13' (4.06m x 3.96m) with dual aspect windows.

Bedroom 2 - 10' x 9' 8". (3.05m x 2.95m)

Bathroom with panelled bath with separate electric shower, vanity sink unit with drawers below and low level w.c.

### Outside

Exterior Communal enclosed courtyard at rear.

### Agent's Notes

The tenant has expressed a wish to continue renting the property into the immediate future and would welcome any new fix term tenancy subject to negotiation.

Broadband: Standard available.

Mobile Network Coverage: Likely outside and inside. Source - Ofcom.org.uk

### Services

Mains water, electricity and drainage are connected to the property. Gas is available.

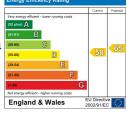
## **Local Authority**

Cornwall Council. Council Tax Band A.

### Viewings

All viewings and further information available from our joint agents, David Burt & Partners. Tel: 01579 348222

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