



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.



Guide Price
£90,000
Leasehold



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" x 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" x 13' 1" (5.26m x 3.99m) 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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