



Belmont Park

Pensilva | Liskeard | Cornwall



Town • Country • Coast



Enjoying a pleasant view towards Kit Hill, this 2 bedroom first floor apartment is ideally suited as a first time purchase or buy to let investment.

You enter the property using a private door leading upstairs to the first floor hallway. The sitting room is dual aspect with large windows overlooking the village enjoying a view towards Kit Hill. Next to the sitting room is a separate kitchen with a range of eye and base level units. The master bedroom is dual aspect and offers space for a double bed plus bedroom furniture. Bedroom 2 is a smaller double room ideal as a guest room. The shower room has a matching 3 piece suite including a separate shower enclosure.

Opposite the entrance door which is located at the rear of the building is a single garage with a separate parking space.



Situation

Pensilva is a pretty little village just outside of Liskeard. The usual market town facilities can be found in Liskeard including a wide range of shopping, educational and recreational facilities with a sports centre and main line railway station. The city of Plymouth lies within commuting distance where there is also excellent shopping, and car ferry to France and Spain.

The South Cornish coastline lies approximately 10 miles distant. Golf is available at Bindown, near Looe, also at the spectacular waterside course at Portwrinkle and the internationally renowned course at St Mellion with its additional leisure facilities. Boating, sea fishing and other water sports are available all along the South Cornish coast. The property is conveniently location with quick access to the town, railway station, A38 and of course the beautiful countryside and coastline of South East Cornwall.

Directions

The postcode for the property is PL14 5QT. What Three Words 'noodle.printout.overtones' will take you to the entrance to the property. From Liskeard town centre exit using the B3254 & A390. Proceed through the villages of Merrymeet & St. Ive. After a short distance turn left sign posted Pensilva. Follow this road for 4 miles. Upon entering the village of Pensilva, bear left into Princess Street. The entrance to Belmont Park will be seen on your right hand side where the property will be seen immediately on your left. The entrance door to the property can be located behind the building.

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Entrance Stairway

Hallway

Kitchen

8'7" x 8'2" (2.62m x 2.49m)

Sitting/Dining Room

15'10" x 15'1" (4.85m x 4.62m)

Bedroom 1

12'0" x 9'10" (3.67m x 3.00m)

Bedroom 2

10'3" x 8'5" (3.13m x 2.59m)

Shower Room

8'6" x 6'11" (2.60m x 2.12m)

Services

Mains Electricity, Water & Drainage.
Electric Storage Heating.
Council Tax Band A.

Lease Information

The vendor has informed us the expiry of the lease is 28th June 2168.

Currently the service charges are £300.73 per annum, payable to Prydis Legal Limited.



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

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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