



26 Manaton Court Dunheved Road
Launceston | Cornwall



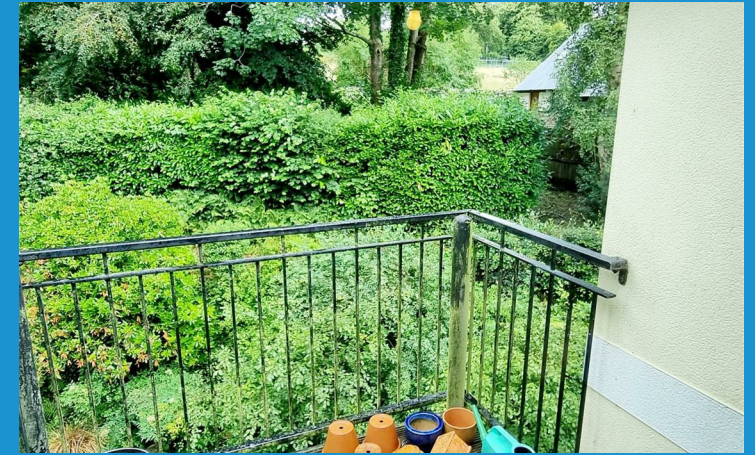
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Large rear aspect 2 double bedroom top floor apartment located in a purpose built retirement complex. The property is well presented with a private balcony overlooking wonderfully landscaped communal gardens.

From the communal hallway a private door opens into a generous L shaped hallway with plenty of built in storage. The sitting/dining room is rear aspect with a lovely view over the communal garden. To one side is a coal effect electric fireplace with a surrounding stone effect hearth. Double doors give access to the kitchen with a range of eye and base level units together with integrated appliances including a recently replaced hob and Zanussi oven. There are 2 double bedrooms, the master bedroom is a particularly good size with a view over the communal garden. To one side is a mirror fronted floor to ceiling built in wardrobe. Bedroom 2 is another generous in size double bedroom or alternatively could be used as a second reception room if desired. The bathroom has a matching suite that includes a bath as well as a separate shower enclosure. Leading off the reception room is a door to the private balcony enjoying direct views over the well maintained communal gardens that surround the entire building offering colour and interest all year around.

Manaton Court was built by McCarthy & Stone and consists of 32 apartments arranged over four floors each served by a lift. The apartments consist of one or two bedrooms. All apartments have access to the residents lounge and laundry room. Within the building is a useful guest suite perfect for those wishing to stay and visit family living in Manaton Court. The visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello system. It is a condition of purchase that residents be over the age of 60 years, or in the case of a couple, one over 60 and the other over 55 years.



Situation

Launceston is an ancient town steeped in History with the imposing Launceston castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between the Cornish peninsular and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline alongside the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa's coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Did you know? The very impressive Launceston Castle dates from Norman times and before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia and the Cornish name is Lannstefan, Lannstefan is Cornish for Church of St Stephen.

Directions

The postcode for your property is PL15 9DR. From the town centre, proceed out of town via Westgate Street and take the first left hand turning to Dunheved Road and the development can be found on your left hand side accessed via the private gates.

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Entrance Hallway
13'9" x 14'6" (4.20m x 4.42m)

Sitting/Dining Room
22'7" max x 10'7" (6.90m max x 3.25m)

Balcony
7'6" x 6'7" (2.30m x 2.03m)

Kitchen
7'8" x 7'4" (2.36m x 2.26m)

Bedroom 1
22'7" max x 9'8" (6.90m max x 2.95m)

Bedroom 2
19'4" x 9'10" (5.90m x 3.02m)

Bathroom
10'4" x 5'6" (3.15m x 1.70m)

Communal Areas

The development offers the usage of communal areas such as a living room, laundry room, private parking, well kept gardens and patio area. These areas are maintained as part of the service charge.

Services

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

Lease

The property has the remainder of 125 years on the lease which commenced 01/06/2008.

The ground rent for the property is £247.50 bi annually (March & Sept), and the current service maintenance charge is £2899.61 bi annually (March & Sept) reviewed annually on the 1st of March.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(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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