



Westgate Mews  
Launceston | Cornwall



Town • Country • Coast





\*\*\*NO FORWARD CHAIN\*\*\*

Conveniently located and taking full advantage of the local amenities in the heart of the town centre is this well presented, purpose-built second floor flat designed for those aged 55 and over. The property features 2 bedrooms and light and airy living accommodation with well presented décor, kitchen and bathroom.

To the rear of the property are two bedrooms. the master bedroom is a generous double whereas bedroom 2 is a good size single both fitted with built in wardrobes. The lounge/dining room and kitchen are both front aspect and invite the natural light in due to the south westerly orientation of the building. The shower room is a generous size with shower and matching toilet and hand basin. Also located in the shower room is a large airing cupboard.

The property is equipped with emergency pull cords in all of the rooms giving extra piece of mind. The communal balcony at the rear of the property offers scenic views toward the beautiful Launceston Castle. The building also benefits from a lift serving all floors. A gated entrance offers secure parking for residents on a first come first serve basis.





### 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 (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula 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 whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, WH Smith and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

### Directions

The postal code for the property is PL15 7AZ. From the Town Centre, proceed from the square along Westgate Street and follow the road around to the right where the property can be found on the right hand side.

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**Living Room**  
19'4" x 11'5" (5.9m x 3.50m)

**Kitchen**  
7'3" x 7'1" (2.23m x 2.17m)

**Shower Room**  
8'11" x 7'4" (2.74m x 2.26m)

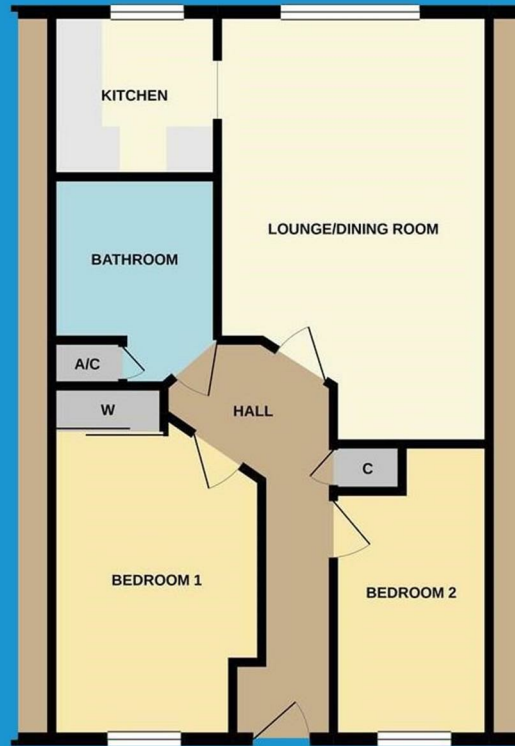
**Bedroom 1**  
13'6" x 8'9" (4.12m x 2.67m)

**Bedroom 2**  
10'2" x 6'7" (3.11m x 2.02m)

**Services**  
Mains Electricity, Water & Drainage.  
Council Tax Band B.

**Agents Notes**  
The apartment is available for the over 55's only and the vendor has informed us the month service charge for the property is currently £220.76.

The property has the remainder of its 125 year lease issued in 1991.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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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