



Church Stile Flats
Launceston | Cornwall



Town • Country • Coast



A hidden gem in the heart of the town centre, this spacious 2 bedroom maisonette features 2 reception rooms and is beautifully presented and deceptively spacious. The property is located in a highly attractive building in the town centre. Entrance to the property is gained via a private door at the side and there is a further entrance via steps on the lower ground floor through the communal hallway. There are many character features and the property is Grade II listed.

The ground floor accommodation features an impressive open-plan living room and kitchen with 2 sash windows to the front overlooking the church with window seats & shutters. Stairs lead down to the lower ground floor where there is a spacious open hallway and dining area which could be utilised as a study/work space. There is a shower room and 2 double bedrooms.

The property has its own entrance doorway, so can be accessed privately as opposed to via the communal hallways, although there is a door that connects back into the communal hallway. The property is for sale with no onward chain.



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's, WH Smith and Costa's coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

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Kitchen
15'11" x 6'0" (4.87m x 1.83m)

Living Room
15'11" x 8'2" (4.87m x 2.49m)

Lower Ground Floor

Inner Hallway

Dining Room / Study
12'0" x 8'4" (3.68m x 2.56m)

Hallway

Bathroom
6'4" x 5'6" (1.95m x 1.70m)

Hallway Recess
10'9" x 6'9" (3.30m x 2.08m)

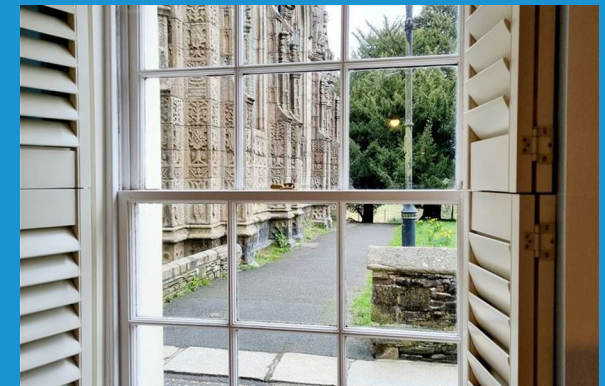
Bedroom 1
15'7" x 8'11" max (4.75m x 2.74m max)

Bedroom 2
10'9" x 9'7" (3.30m x 2.94m)

Services
Mains Electricity, Water and Drainage.
Electric Heating.
Council Tax Band A.

Agents Note
The property is Grade II listed and we have been informed that it is held on a leasehold tenure with a 999 year lease which commenced in 2002.

There is an annual maintenance charge of £1000.50 payable to Freehold Management Services Limited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		23	
(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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