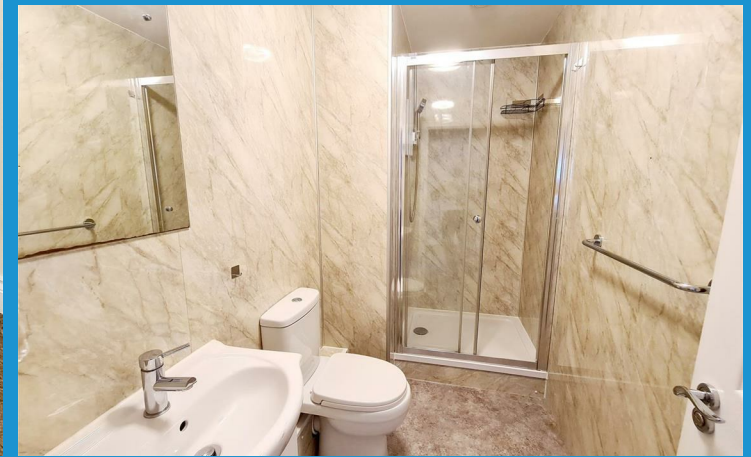




Chings Court  
Launceston | Cornwall



Town • Country • Coast



A spacious 2 bedroom ground floor apartment situated in a tucked away location in the heart of the Town Centre. This well presented property benefits from having its own entrance as opposed to a communal hallway and has no onward chain.

The accommodation includes an open-plan kitchen and living room which is a spacious room, offering a good amount of space for furniture and a front facing multi-paned window. The kitchen features a range of wall and base units. There is a well appointed shower room and 2 spacious bedrooms. The property may well appeal to first time or investment buyers alike.

There are two entrances to the property, one into the living room and the other doorway into the front bedroom. Both front rooms have attractive multi-paned windows and there is electric heating.



### 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 postcode for the property is PL15 9TE. From our office exit onto Hurden Road passing Launceston Retail Park. At the roundabout take the first left which takes you up Race Hill into Launceston Town. Follow the road until you approach Mædford Lane. Continue up Mædford Lane on the right hand side before Banbury's there is an entrance. The property is located ahead.

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## Living Room

12'9" max x 11'4" (3.89m max x 3.46m)

## Kitchen / Breakfast Room

12'5" x 10'0" (3.81m x 3.05m)

## Inner Hallway

## Bedroom 1

12'4" x 8'4" (3.77m x 2.55m)

## Bedroom 2

9'9" x 8'9" (2.98m x 2.68m)

## Shower Room

5'6" extends to 8'9" x 4'7" (1.69m extends to 2.67m x 1.41m)

## Services

Mains Electricity, Water and Drainage

Central Heating Type - Storage Heaters

Council Tax Band A

Leasehold - 977 years

Current Ground Rent - £25.00

Vendor can also join the management of the building.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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