



Flat 6 Bounsalls Court, Bounsalls Lane
Launceston | Cornwall



Town • Country • Coast



Enjoying a fantastic view towards the castle is this first floor apartment found in immaculate condition throughout. 2 double bedroom and a modern kitchen and bathroom. Allocated off road parking and being offered for sale with NO FORWARD CHAIN.

The apartment has its own front door leading to a staircase to the first floor landing. The sitting/dining room has a picture window overlooking the castle and open countryside. To one corner of the room is a useful storage cupboard. A glazed door opens into the good size kitchen which has a range of modern eye and base level units with built in appliances and a breakfast bar in front of another picture window overlooking the Castle.

To the rear of the apartment are 2 double bedrooms. The master bedroom has a range of built in wardrobes offering plenty of storage. Bedroom 2 is another double bedroom and offers space for freestanding bedroom furniture. At the end of the landing is a good size shower room with a matching white suite.

Opposite the apartment is an allocated off road parking space. To the rear of the building are communal gardens. The property is within walking distance of Launceston town centre with a good range of local and national amenities.



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, M&S Food 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 9AB. What Three Words 'thundered.same.manager' will take you to the property. From Launceston town centre follow the road around through the arch and take the left turning onto Madford Lane. At the end of Madford Lane where the road forks take the left and then left again on to Bounsalls Lane. The property can be found on the right handside opposite the library and can be identified by our for sale board.

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Entrance
With stairs leading up to
First Floor Landing

Sitting/Dining Room
15'9" x 13'9" (4.82m x 4.21m)

Kitchen
9'10" x 8'10" (3.00m x 2.70m)

Bedroom 1
10'8" x 9'10" (3.26m x 3.00m)
excluding wardrobes

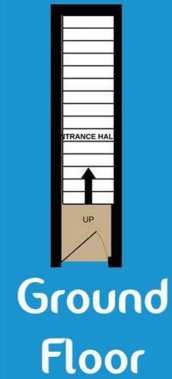
Bedroom 2
11'9" x 9'10" (3.60m x 3.00m)

Shower Room
11'9" x 9'10" (3.60m x 3.00m)

Lease
We have been informed that the property is on a 999 year lease which began in 1992 and there is a service charge of £90 per month.

Each flat owner is part of the management committee for the site.

Services
Mains Electricity, Water and Drainage.
Underfloor Heating.
Council Tax Band B.



First Floor



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	
	66	70

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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