



**Brotherhood Hall**  
Launceston | Cornwall



Town • Country • Coast



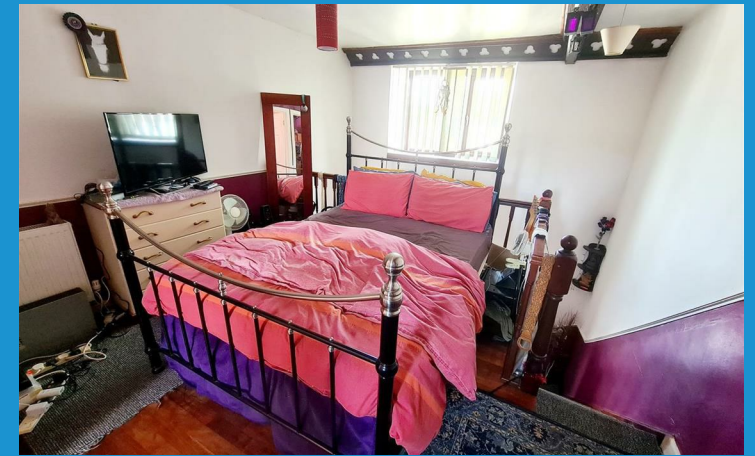
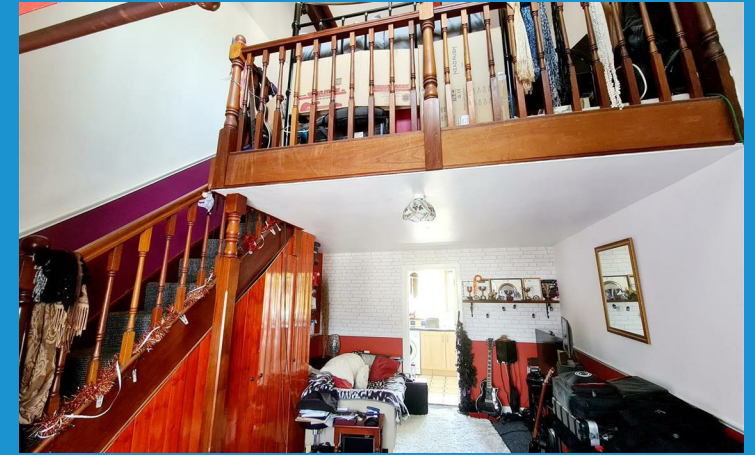


A spacious 2 bedroom maisonette situated on the edge of the town in a convenient location which features some lovely rooftop country views. The property has a wealth of character features and may appeal to first time or investment buyers alike.

The accommodation includes an open living room on the ground floor and as you look up, you can see the mezzanine main bedroom which is an impressive first impression of the property. A door leads into the kitchen and breakfast room which has a rear facing window with a lovely country outlook. Stairs then rise from the living room to the first floor mezzanine bedroom which is a generous open room. Doors lead into the second bedroom and bathroom (The fitted shower is connected to the boiler.) Both of which have a pleasant country outlook.

The property has electric heating and double glazed windows and character features such as ornate coved ceilings.





### 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.

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### Living room

14'9" x 12'0" (4.52m x 3.66m)  
4.52m x 3.66m narrows to 2.98m

### Kitchen

11'11" x 6'8" (3.64m x 2.05m)

### First floor

#### Bedroom 1

9'10" x 9'4" (3.01m x 2.85m)

#### Bathroom

6'10" x 6'5" (2.09m x 1.98m)

#### Bedroom

6'7" x 5'0" (2.01m x 1.53m)

### Services

Mains Electricity, Gas, Water and Drainage.

Gas Central Heating - which heats the hot water.

Council Tax Band A

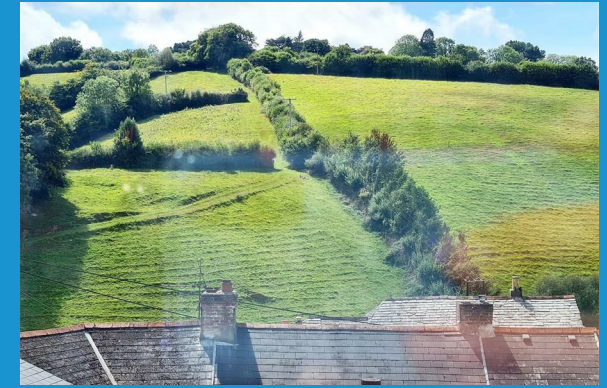
Ground Rent - £100 per annum.

Current Service Maintenance Charge - £1261 per annum.

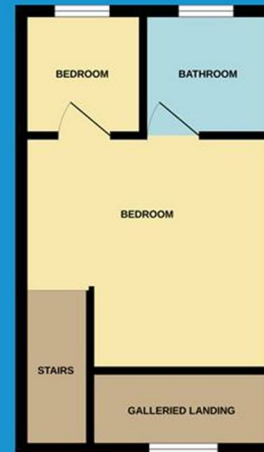
Leasehold - Circa 90 Years

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	74
(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	

### Ground Floor



### First Floor



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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