



Market Court  
Launceston | Cornwall



Town • Country • Coast





A one bedroom ground floor flat situated in the heart of the town within walking distance of the shops and amenities. **\*\*\*NO FORWARD CHAIN\*\*\***

You step into a hallway with a built in cupboard to one side. The open plan kitchen/dining/sitting room enjoys a view into the inner courtyard. On one wall is a range of base level units leaving space for a comfortable reception space. A doorway opens into the bedroom which again has a view into the internal courtyard. The property is situated in a purpose built block which has an intercom entry system with electric central heating. The property is offered for sale with no onward chain and may suit first time or investment buyers. Although the property doesn't have off road parking, on street parking in the town is available or indeed enquiries can be made into obtaining a parking permit from Cornwall Council.





### Situation

Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall 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 alongside Plymouth and Exeter. 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. Did you know? The very impressive Launceston Castle dates from Norman times. Before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia. The Cornish name is Lannstefan and Lannstefan is Cornish for Church of St Stephen.

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Communal Entrance with a lift to all floors

Entrance Hallway With Airing Cupboard

Bathroom 6'4" x 5'8" (1.95m x 1.75m)

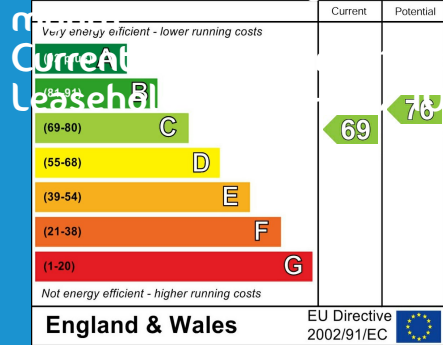
Kitchen / Lounge 16'1" x 10'4" (4.92m x 3.17m )

Bedroom 10'7" x 5'8" (3.25m x 1.75m )

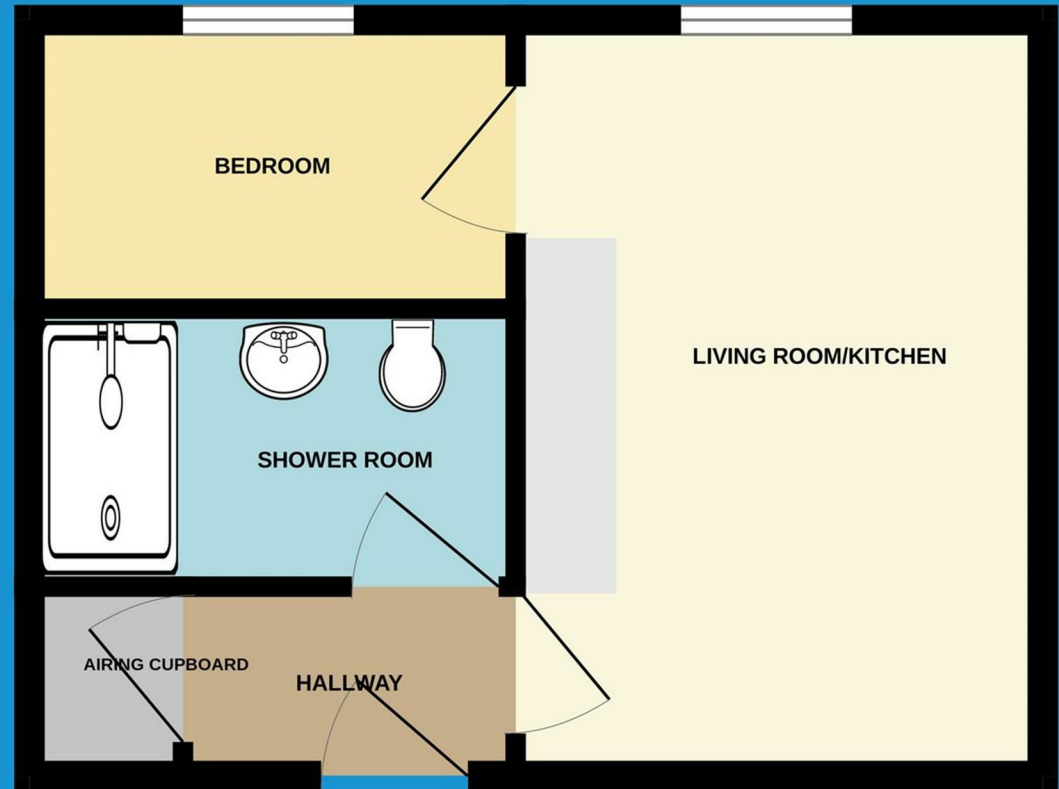
Services Mains Electricity, Water and Drainage. Council Tax Band A.

Agent Note

Maintenance charge: Circa £100 per



annually /2991.



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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