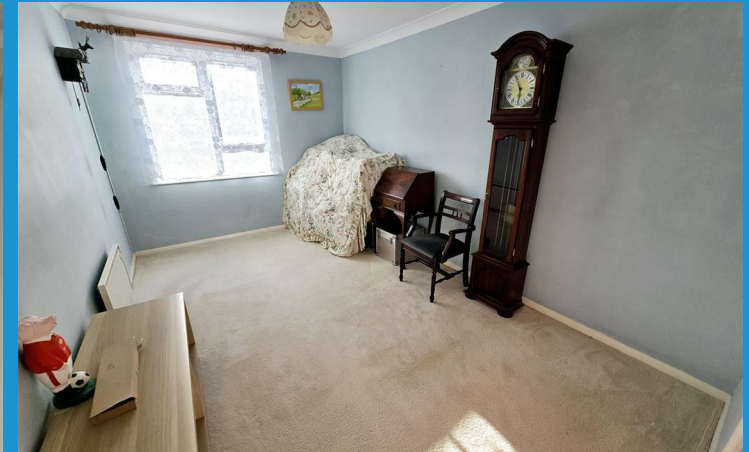




Tower Street  
Launceston | Cornwall



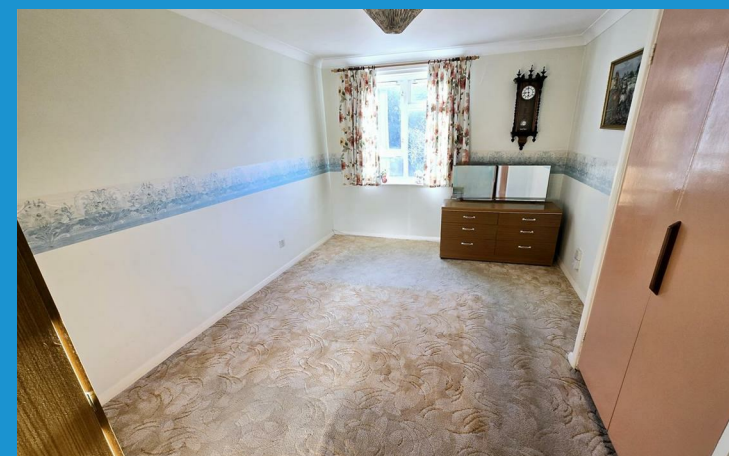


A spacious two/three bedroom first floor apartment situated in the heart of the Town Centre, offering generously proportioned living accommodation with no onward chain. The apartment benefits from a balcony ideal for external seating and a storage shed. The apartment must be viewed to appreciate the living accommodation on offer which includes spacious living room, open kitchen and breakfast room and a range of cupboards and storage throughout the property.

The property is entered via a communal hallway leading to the property where there is a useful storage cupboard. There is an open-plan kitchen and breakfast room alongside the dual spacious living room and 2 double bedrooms, both of which have built-in storage cupboards. There is also a utility room which has space for white goods. The accommodation also includes a third bedroom or study alongside a well appointed shower room and separate WC.

The property is conveniently located in the heart of the Town Centre and features the balcony which can be found in the communal hallway and the storage shed in the communal area at the front of the building.





### 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 8BQ. What Three Words 'bagels.converged.marmalade' will take you to the property. From our office, turn right and proceed along the link road toward Pennygillam. Take the 3rd exit towards the town centre. Follow this road bearing left in front of the castle, follow this road and then take the next right into Wooda Road. Take the following right into Tower Street and the property can be found along this road on the right hand side.

[www.viewproperty.org.uk](http://www.viewproperty.org.uk)

[sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)



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## Hallway

### Bedroom 1

13'10" x 9'0" (4.24m x 2.75m)

### Bedroom 2

13'10" x 6'0" (4.22m x 1.83m )

1.83m narrows to 1.57m

### Bedroom 3

13'10" x 9'10" (4.23m x 3.02m )

3.02m narrows to 2.72m

## Living Room

17'0" x 11'4" (5.20m x 3.46m )

## Kitchen / Breakfast Room

11'7" x 11'3" (3.54m x 3.45m )

## Utility Room

9'1" x 5'11" (2.78m x 1.81m )

2.78m narrows to 1.93m

## WC

5'5" x 2'7" (1.67m x 0.80m)

## Shower Room

8'5" x 4'11" (2.59m x 1.51m )

## Services

Mains Electricity, Water and Drainage

Council Tax Band

## Agent Note

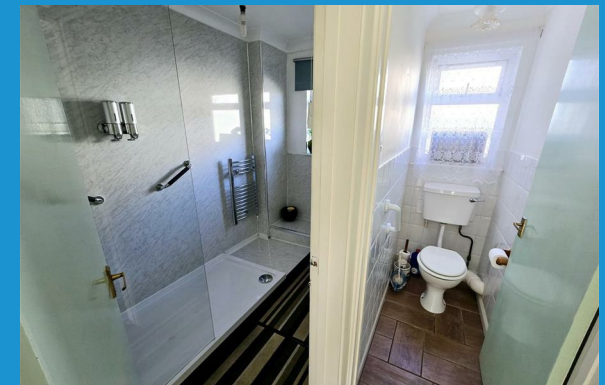
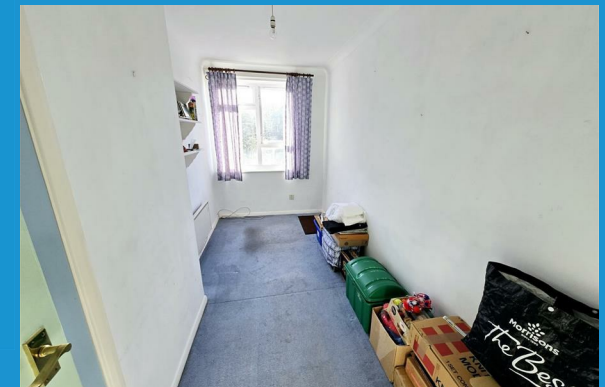
Expiry Date of the Lease - 125 years from 1st January 1988.

Current Ground Rent - £10 annually.

Service Charge - the service charge varies dependant on works that may be required from the property. From 1st April 2023 - 31st March 2024 was £385.67



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 79        |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 62      |           |
| (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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