



Newport Square

Launceston | Cornwall



Town • Country • Coast



Situated in an area well served by local amenities this one bedroom flat is the perfect first home or investment property. Offering spacious living accommodation and stunning views of the castle.

This property boasts a spacious open plan living room/dining area and kitchen, creating an ideal space for entertaining friends or family. The kitchen area offers a range of eye and base level units as well as ample worktop space. There is also a cozy wood burning stove creating a real focal point to the room. The bedroom is a generous size and offers ample space for freestanding furniture. There is also a large built in bookshelf. The bathroom is equipped with a double walk-in shower as well as hand basin and toilet plus a useful storage cupboard.

A fantastic private balcony offers space for an outdoor bistro set perfect for Al-Fresco Dining, as well as space for storage to one side and stunning views of the prestigious Launceston Castle.

Local amenities include a nearby SPAR shop, Fuel Station/Shop and a fantastic local pub.



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.

Directions

The postal code for the property is PL15 8EL. From the town proceed down St Thomas Road passing the traffic lights and Newport Industrial Estate. Continue ahead passing the BP garage on the right, take next right pass the White Horse Pub and an immediate right turning and you will see the property on the left.

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Entrance Hallway

Living Room / Dining Room / Kitchen

15'5" x 12'2" (4.70m x 3.71m)

Bedroom

15'2" x 11'8" (4.64m x 3.56m)

Bathroom

8'9" x 6'1" (2.69m x 1.87m)

Balcony

Services

Mains Electricity, Water and Drainage

Central Heating Type - Storage Heaters
Council Tax Band A

Agent Note

Current Maintenance Charge £500

Current Ground Rent - £50

External Stairwell - Flats 3 & 4 both have use.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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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