

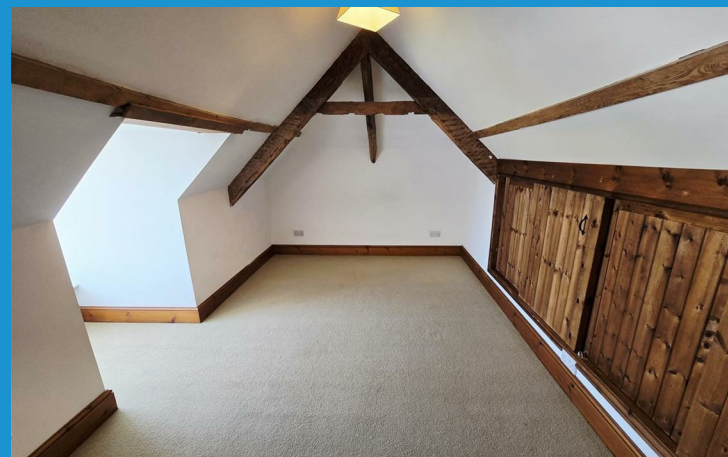


Launceston | Cornwall



Town • Country • Coast





A spacious 3 bedroom top floor maisonette situated in a historical building in the heart of the town centre. The property offers light and airy living accommodation with some lovely character features and great views through the multi-paned sash windows across many of the historic old buildings in Launceston including the Church.

The accommodation includes an entrance hallway with a storage area, ideal for coats and shoes. There is a bedroom and well appointed bathroom alongside a living room which is open-plan to the kitchen which has a range of wall and base units and dual aspect windows at the front and side. Stairs rise to the first floor where there are two further bedrooms with exposed 'A' frame beams and storage in the eaves. The main bedroom has a walk-in dressing area.

The property is situated in a prominent building within Launceston and has a wealth of character features.





### 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, local park, medical facilities and well regarded primary and secondary schooling.

### Directions

The postal code for the property is PL15 8AT. What Three Words 'patching.uptown.chew' will take you to the block of flats. The property can be found in the centre of the town, opposite the church and around the corner from the laundrette.

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## Entrance Hallway

## Living Room

15'4" x 10'5" (4.69m x 3.20m)

## Kitchen

8'8" x 6'8" (2.66m x 2.05m)

## Bathroom

9'6" x 6'5" (2.90m x 1.98m )  
1.98m narrows to 1.42m

## Bedroom 1

12'11" x 8'5" (3.94m x 2.57m)

## First Floor

## Bedroom 2

14'4" x 9'3" (4.39m x 2.83m)

## Bedroom 3

10'8" x 9'1" (3.27m x 2.79m)

## Dressing Area

6'0" x 3'4" (1.85m x 1.04m)

## Services

Mains Electricity, Gas, Water and Drainage.

Council Tax Band A

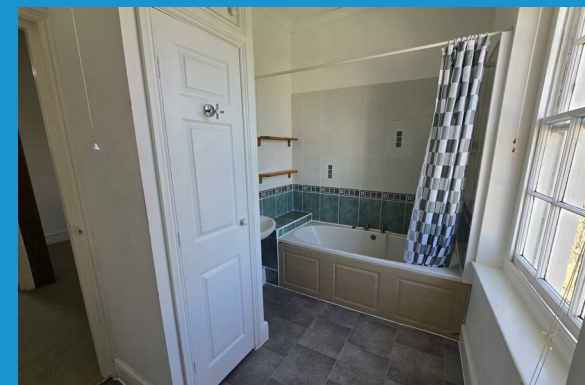
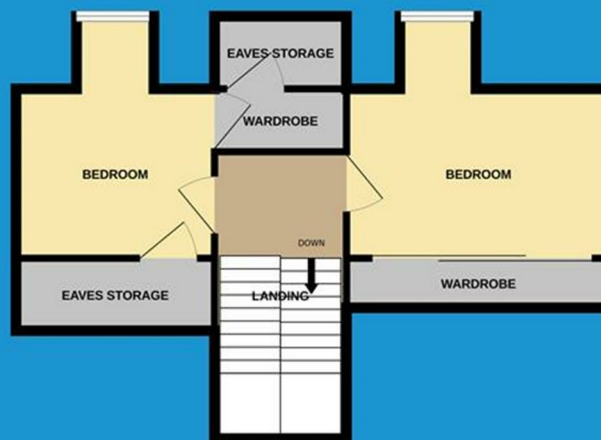
Owens the Freehold - Church Stile Management  
(Launceston) Co Ltd.

Leasehold: 900 years.

Ground Rent: N/A

Service Maintenance Charge £83:38. Reviewed  
Annually

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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