

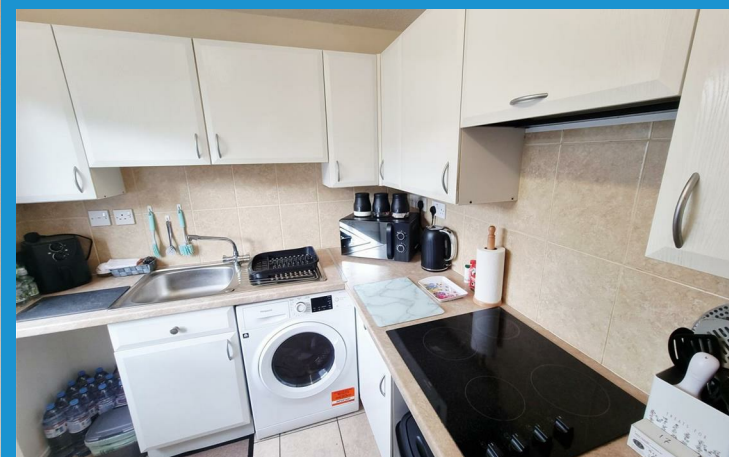
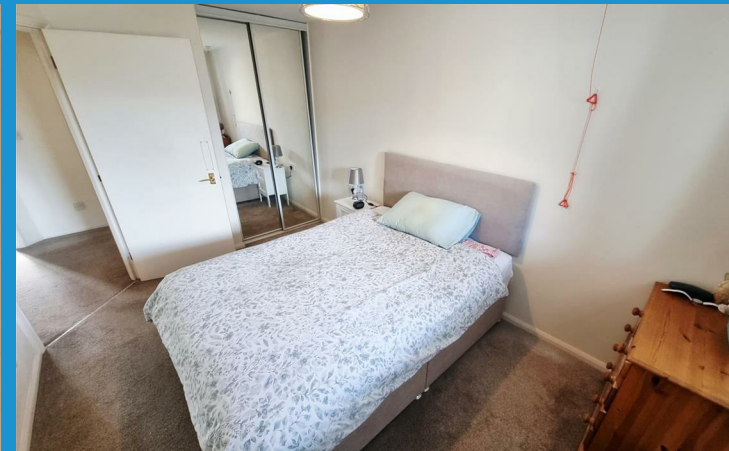


17 Westgate Mews

Launceston | Cornwall



Town • Country • Coast



NO FORWARD CHAIN

Conveniently positioned, taking advantage of the local amenities in the heart of the town centre is this purpose-built second floor flat designed for those aged 55 and over. The property features 2 bedrooms and light and airy living accommodation with well presented décor and a lovely view towards the Castle and Town Hall.

To the rear of the property are two bedrooms and a shower room. The master bedroom is a comfortable double with a built in wardrobe and bedroom two is a good size single or possibly separate dining room if desired. The sitting/dining room is at the front of the building and opens to the kitchen which has an integrated hob with space for white goods. The shower room is a generous size and features double shower

The property has emergency pull cords in each room giving extra piece of mind. A communal balcony overlooks the beautiful Norman Castle. The building benefits from a lift serving all floors and secure residents parking on a first come first serve basis.



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 postal code for the property is PL15 7AZ. From the Town Centre, proceed from the square along Westgate Street and follow the road around to the right where the property can be found on the right hand side.

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Entrance Hallway

Sitting Room / Living Room
16'4" x 11'6" (5.00m x 3.52m)

Kitchen
7'1" x 7'1" (2.17m x 2.16m)

Bedroom 1
12'4" x 6'6" (3.78m x 1.99m)

Bedroom 2
12'5" x 8'8" (3.79m x 2.65m)

Shower Room
7'2" x 6'8" (2.19m x 2.05m)

Services

Mains Electricity, Water and Drainage

Council Tax Band B

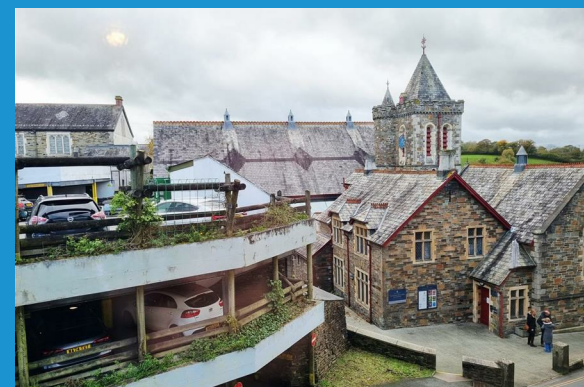
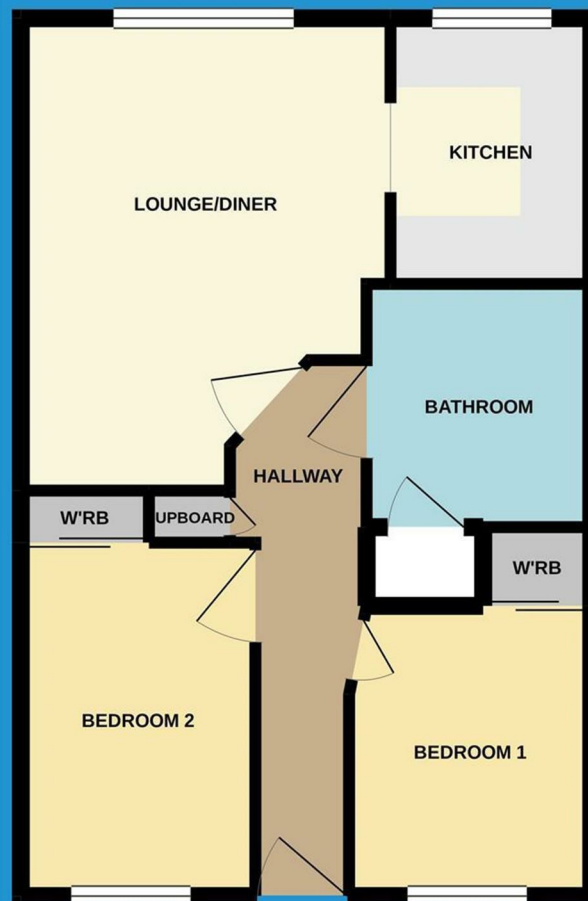
Expiry of the Lease - 2116

Service Maintenance Charge £291.32 per month

Agents Note

All white goods, sofa, arm chair and double bed are included within the sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	82	84
	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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