

FLAT 3  
ROYAL TALBOT



1



1

Duke Street,  
Lostwithiel, PL22 0AG  
Price: £105,000



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46-48 Fore Street, Bodmin,  
PL31 2HL  
01208 74182

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



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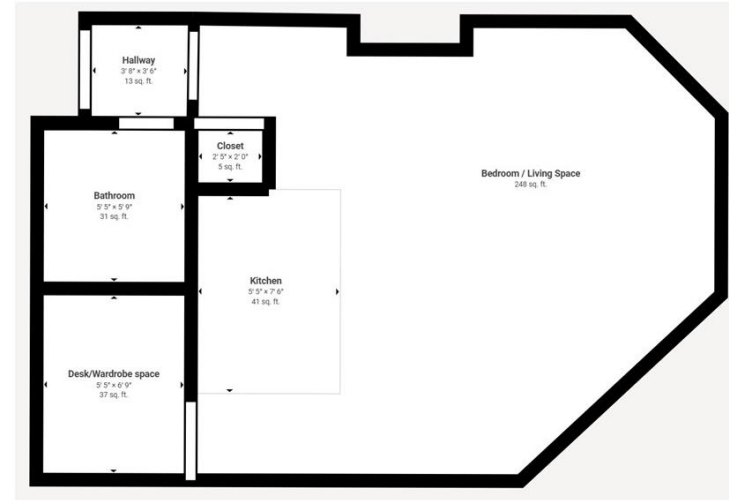
An excellent opportunity to acquire a delightful studio apartment in the heart of Lostwithiel. Set within a well-maintained building with a secure entrance and timed lighting, Flat 3 offers both comfort and convenience.

The bright and airy open-plan living space is enhanced by stunning bay windows that frame picturesque views over the town. A thoughtfully designed kitchen and a well-proportioned bathroom add to the apartment's practicality and charm.

A standout feature is the roof terrace space, perfectly positioned in a sunny spot. The property also benefits from a designated parking space within a secure gated car park, providing added convenience and peace of mind.

Located just a short walk from Lostwithiel's vibrant selection of independent shops, cafés, and scenic riverside walks, this apartment is perfect for first-time buyers or investors seeking strong rental potential.

Offered with no onward chain—contact us today to arrange a viewing!



THE PROPERTY SHOP

All sizes and Dimensions are approximate. Actual may vary.



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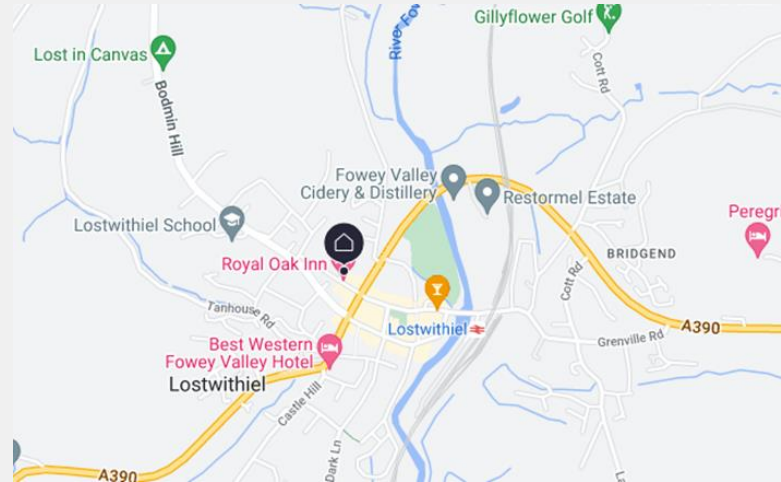
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## KEY FEATURES

- Chain Free
- Allocated Parking Space in Private, Gated Parking Area
- Small Outside Decking Area
- Kitchen & Shower Room
- Re-Decoration Throughout
- Ideal First Time Buy or Investment Property



## SCHOOLS

- Lostwithiel School 0.2 miles
- St Winnow CofE School 0.8 miles
- Lanlivery Primary Academy 1.6 miles
- Red Moor School 1.6 miles

## TRANSPORT LINKS

- Lostwithiel Station 0.2 miles
- Bodmin Parkway Station 2.6 miles
- Luxulyan Station 3.6 miles

Local Authority: Cornwall Council

Council Tax band: A

Tenure:

- 999 Year Lease from 2016
- The current maintenance charge is £506. P.A. in 2 equal increments of £253 on the 1st January and 1st July, this includes Property Insurance, cleaning, communal areas electric, general maintenance, etc.
- Ground rent is £250 P.A. paid in 2 equal increments of £125 as above.

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what3words////- songbirds.instructs.uniform

## SERVICES

HEATING – COMMUNITY SCHEME

WATER – MAINS

SEWERAGE - MAINS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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