



7 Routley Court

Higher Lux Street, Liskeard, Cornwall, PL14 3FA



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Guide Price £120,000—£125,000

Well presented first floor two bedroom apartment

Communal gardens and an allocated parking spot

Situated within walking distance to the town centre, local amenities & transport links

For sale with the benefit of no onward chain



Description

A fantastic opportunity to acquire this well-presented two-bedroom first-floor flat, conveniently located within walking distance of Liskeard town centre. Perfect as a first-time buy or investment property, the flat offers spacious accommodation throughout and is ready to move in.

The property comprises a welcoming entrance hall, a generous living room, and a modern kitchen. Both bedrooms are comfortable doubles, and there is a practical bathroom.

Additional benefits include communal gardens, providing a peaceful outdoor space, and a dedicated parking space.

This property is ideally situated for access to all local amenities, shops, and transport links, offering the perfect combination of convenience and comfort.



Accommodation

Entrance via uPVC door with obscure glazed panelling leading in to:-

Hallway

Doors off to all rooms, radiator.

Kitchen

uPVC double glazed window to the front elevation, a range of fitted wall and base units with roll top work surfaces over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap, under counter space and plumbing for washing machine, built-in oven with four ring electric hob and extractor fan over, space for freestanding fridge freezer, radiator, LED downlights.

Living Room

uPVC double glazed window to the side elevation, radiator, television point.

Bedroom

uPVC double glazed window to the side elevation, radiator.

Bathroom

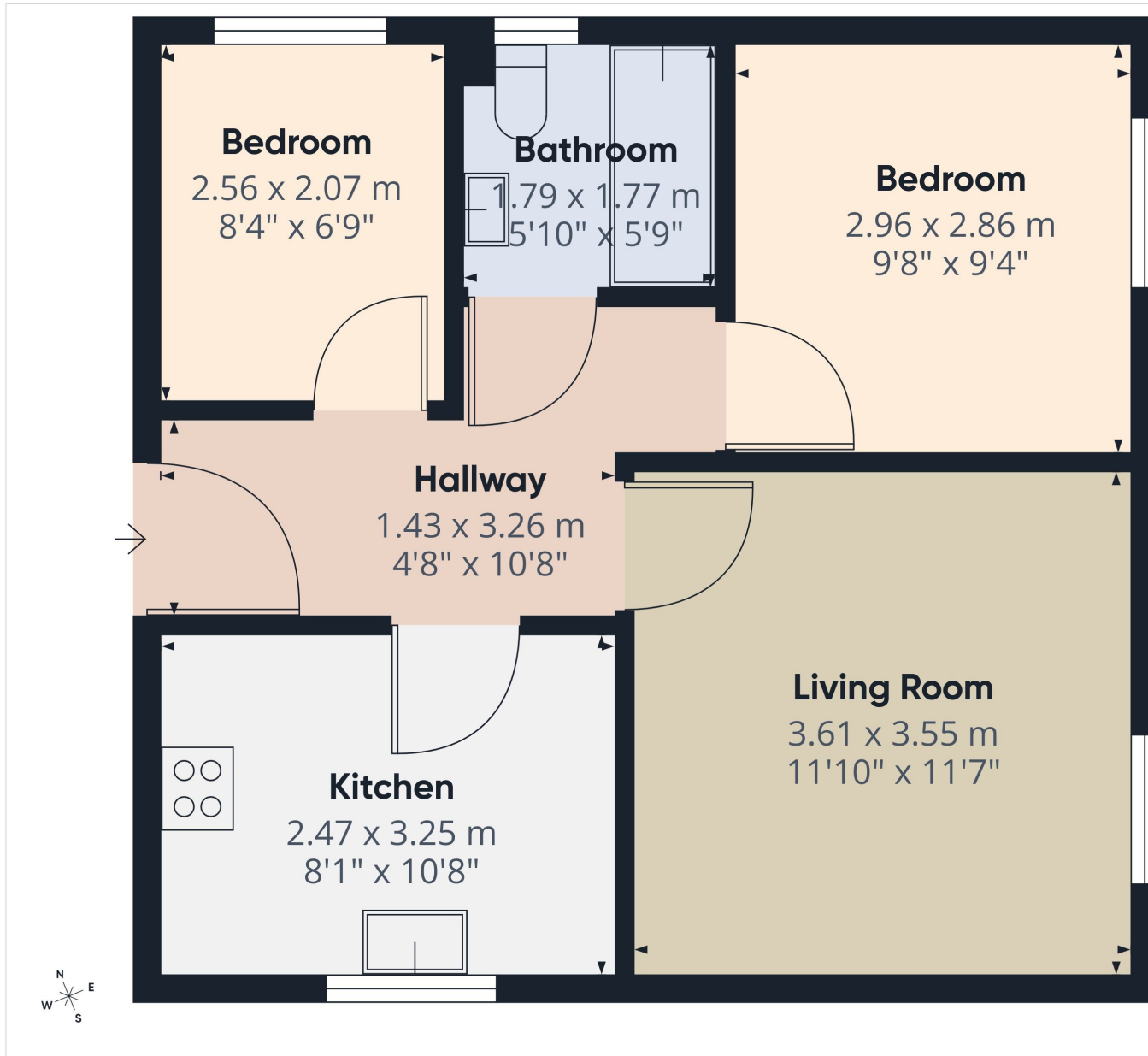
Obscure uPVC double glazed window to the side elevation, bath with panelled surround and mixer tap having mixer shower over and glazed shower screen being tiled floor to ceiling, low-level W.C, chrome heated towel radiator, wash hand basin with mixer tap and vanity storage below.

Bedroom

uPVC double glazed window to the side elevation, radiator.



Floor Plan



Approximate total area⁽¹⁾
 44.3 m²
 476 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Outside

The property enjoys communal gardens, providing a pleasant outdoor space for residents

There is also the added benefit of one allocated parking space for added convenience.



Agents Notes

The property is Leasehold and currently has 987 years remaining of the 999 year lease which commenced in 2014.

The current service charge is approximately £1500.00 per annum.



Services

Mains electricity, water & drainage.

 EE Rating - C

 Council Tax Band - A

 Directions

What3Words - [cuter.brownish.give](https://www.what3words.com/cuter.brownish.give)

 Virtual Tour

<https://tour.giraffe360.com/5f5365609a874844bbc35cea5505b7ff>

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