



Flat 3 Pendruccombe Court, Tavistock Road

Launceston | Cornwall



Town • Country • Coast



A two bedroom triple aspect retirement apartment, situated in a popular location on the edge of the town with lovely far reaching views at the rear. The property is situated in a purpose built block for residents over the age of 55 and there is no onward chain.

Entrance to the apartment is from the lower car park, via a locked security door into a communal hallway, or can be accessed from the upper level using the stairs or the lift. The apartment (which has the benefit of a key safe) has an entrance hallway with useful airing cupboard alongside an additional smaller cupboard housing the electrics. The kitchen, with a side aspect window, is fitted with a range of wall and base units, space for appliances and plumbing for a washing machine. The living room is a generous sized dual aspect room and there are some lovely country views from the double doors with Juliette balcony at the rear.

There are two double bedrooms, the larger taking full advantage of the far reaching views across fields and trees towards Dartmoor. Many residents use the second bedroom as a dining room or hobbies room. The large modern bathroom is fitted with a walk-in shower, toilet, sink and a wall mounted heated towel rail.

The property has a security intercom entry system and is offered for sale with communal parking available.



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 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 alongside the City's of Plymouth and Exeter in the other direction. 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 postcode for the property is PL15 9HF. What Three Words 'stance.metro.merely' will take you to the property. The property can be found on the outskirts of town on Tavistock Road, set back behind Pendruccombe House just after the double roundabout near to Tesco.

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Hallway
With Cupboard and Airing Cupboard

Kitchen
9'9" x 8'3" (2.99m x 2.52m)

Living Room
15'3" x 11'11" (4.67m x 3.65m)

Bedroom 1
11'11" x 11'10" (3.64m x 3.61m)

Bedroom 2
11'8" x 9'10" (3.56m x 3.01m)

Shower Room
8'3" x 7'3" (2.52m x 2.23m)

Services
Mains Electricity, Water and Drainage.
Heating Type - Storage Heaters
Council Tax Band C

Agent Note
The property is held on a leasehold tenure.
Managed by Pendruccombe Court Management Co Ltd.
The property to be held on a 999 year lease.
The property lease expires in 2989
The current service charge is £800 every 6 months which also includes the water supply.
No pets are allowed on the lease.



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