Westgate Mews

Launceston | Cornwall

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Price Guide £90,000

NO FORWARD CHAIN

Conveniently positioned, taking advantage of the local amenities in the heart of the town centre is this purpose-built top 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 up Westgate Street. please .

To the rear of the property are 2 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 updated kitchen which has an integrated hob with space for white goods. The shower room is a generous size and features double shower enclosure.

The property has central heating and a gas boiler. Throughout the property there are 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 served 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 building can be found on the right hand side.

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Entrance Hallway

Living Room / Dining Room
19'4" x 11'5" (5.90m x 3.50m)

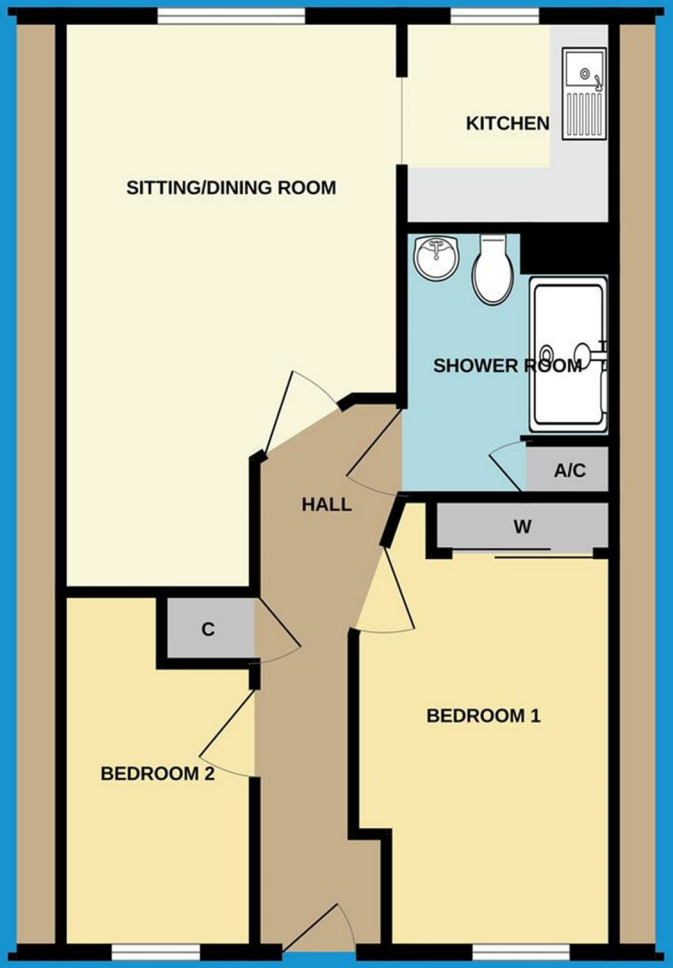
Kitchen
7'2" max x 7'2" max (2.20m max x 2.20m max)

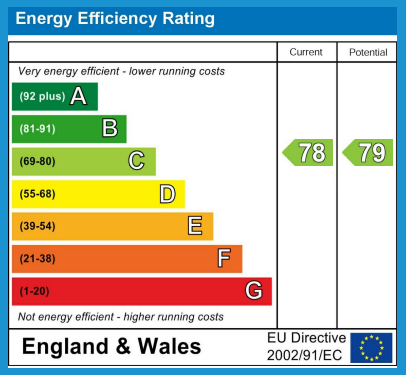
Bedroom 1
13'5" max x 8'10" (4.10m max x 2.70m)

Bedroom 2
12'5" max x 6'6" (3.80m max x 2.00m)

Shower Room
8'10" max x 7'2" (2.70m max x 2.20m)

Services
Mains Electrcity, Water and Drainage
Council Tax Band B
Expiry of the Lease - 2116
Service Maintenance Charge- £268.74 per month





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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