



Trewartha Court Pound Street, Liskeard

Offers Over £80,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents

CHAIN FREE!! A stylish first-floor apartment in a secure modern block, generating a 6.8% rental yield. Features an open-plan kitchen/lounge, double bedroom, and bathroom, plus double glazing and electric heating. Located in central Liskeard, just 7 miles from Cornwall's coast, with great amenities and transport links.

THE PROPERTY

Located on the first floor of a secure and well-maintained modern development, 8 Trewartha Court is an excellent choice for an investor looking to start or expand their rental portfolio.

This well-presented apartment features an open-plan fitted kitchen and lounge, a spacious double bedroom, and a bathroom.

Additional advantages include double glazing and electric heating.

The property is currently let and managed by Parkes and Pearn and is generating a rental yield of around 6.8%.

THE OUTSIDE

Trewartha Court is a contemporary, low-maintenance apartment block in a central yet secluded location, offering both convenience and privacy.

The communal entrance is secured with a coded door, leading into a well-kept hallway with tiled flooring, inner glazed doors, and a staircase providing access to individual apartments.

Each apartment benefits from an allocated parking space situated directly outside the building.

THE LOCATION

Liskeard is a vibrant market town just 7 miles from Cornwall's South Coast, known for its sandy beaches, and within easy reach of Bodmin Moor. The town offers a range of everyday amenities, including a retail park, supermarkets, a leisure centre with a swimming pool, squash and tennis courts, a community hospital, and both primary and secondary schools.

A mainline railway station within walking distance provides connections to Plymouth and the picturesque fishing port of Looe, while the easily accessible A38 dual carriageway offers direct routes into Devon and deeper into Cornwall.





FAQs

Tenure - Leasehold

Lease Length - 965 years remaining on a 999 years lease commenced in December 1990

Ground Rent and Maintenance Charge - £1,000 P/A payable quarterly by standing order

Services - Mains electric, Water & Drainage

Management Company - Belmont Management Company

Under Anti-Money Laundering Regulations, Parkes and Pearn is legally required to carry out checks on all sellers and buyers. This means we must confirm your identity and, where necessary, verify the source of the funds you are using to purchase the property. We use an approved third-party company to complete these checks on our behalf. A non-refundable fee of £40 per person (including VAT) is charged to cover the cost.

DIRECTIONS

From Liskeard town centre, proceed along Barras Street (B3254), passing Webbs House on the right. At the roundabout take the second exit onto Pound Street, where the entrance to Trewartha Court.

[what3words ///question.them.airbrush](http://what3words.com/question.them.airbrush)

Council Tax band: A

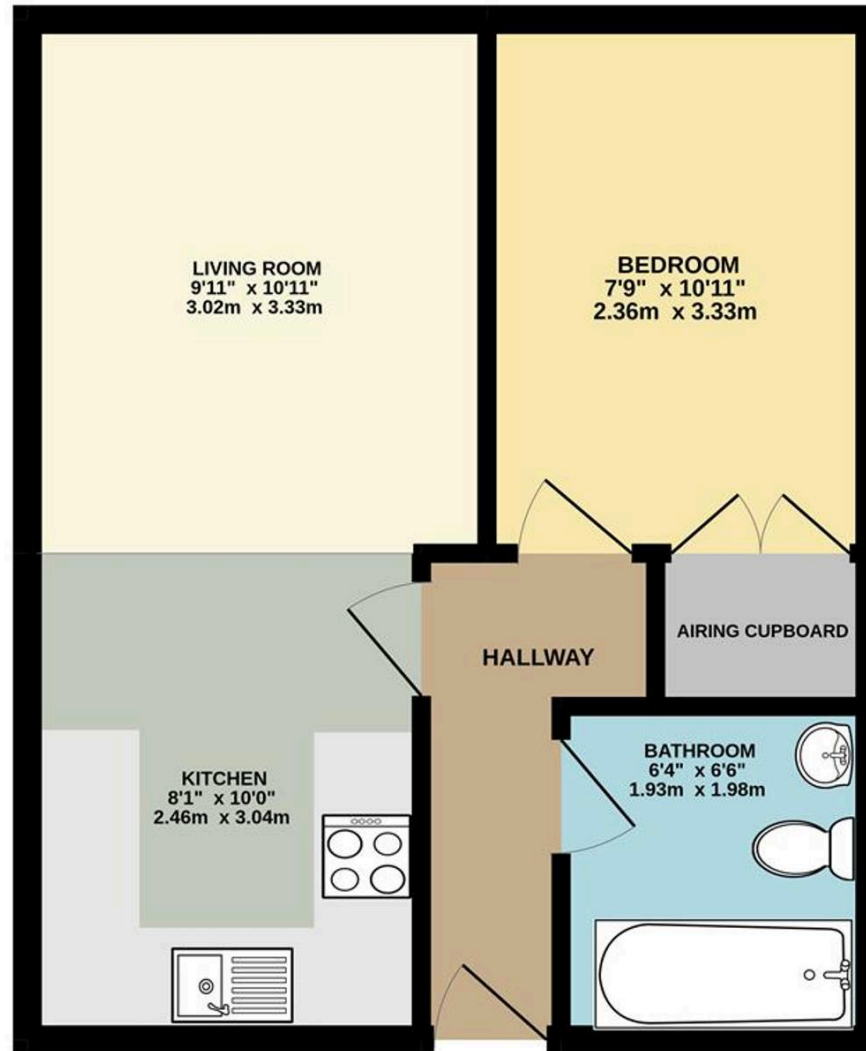
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 360 sq.ft. (33.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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