

Prouts Court

Launceston

PL15 8QS

Offers In The Region Of
£85,000

- Ground Floor Apartment
- One Double Bedroom
 - Secure Entry
- Close To Town Centre
 - Useful Store Room
- Scan QR Code For Material Information



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - A

Floor Area - 441.32 sq ft



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Communal Entrance:

Secure keypad entry. Leading to:

Front Door, leading into

Entrance Hall:

Electric fuse board. Built-in linen cupboard with hot water tank and shelf. Doors to all rooms.

Shower Room:

6'0" x 5'7" (1.85 x 1.71)

Fully tiled room with walk-in shower and electric shower. Pedestal wash hand basin. Low level WC.

Bedroom:

10'3" x 8'9" (3.13 x 2.68)

uPVC double glazed window to rear. Built-in wardrobe. Night storage heater.

Open Plan Kitchen/Living Room:

19'11" x 9'8" overall (6.08 x 2.95 overall)

Kitchen Area:

A selection of wall and base units with a roll-edge work surface, incorporating a one-and-a-quarter bowl sink with mixer tap. The walls feature tiled splashback for added convenience. The kitchen includes a built-in electric oven with a four ring hob and extractor hood above. There is also space and plumbing for a washing machine and space for upright fridge/freezer. Opens into

Lounge Area:

uPVC double-glazed window at the rear offers a pleasant view. The room is equipped with a television aerial point, telephone point, and an intercom handset for front door access. Heating is provided by a night storage heater.

Outside:

Allocated parking space and visitors parking.

Store Room:

Situated in the lower part of the building, just a short walk from the flat, is a convenient storage shed. Ideal for storing recycling boxes or items such as a bicycle, it can be accessed both internally and externally via steps leading from the main apartment building.

Agents Note:

The property is currently tenanted, but vacant possession can be provided if required.

Material Information:

Verified Material Information

Council Tax band: A

Tenure: Leasehold

Lease length: 966 years remaining (999 years from 1992)

Ground rent: £50 pa

Service charge: £1020 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: Survey Instructed

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Great

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None



Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

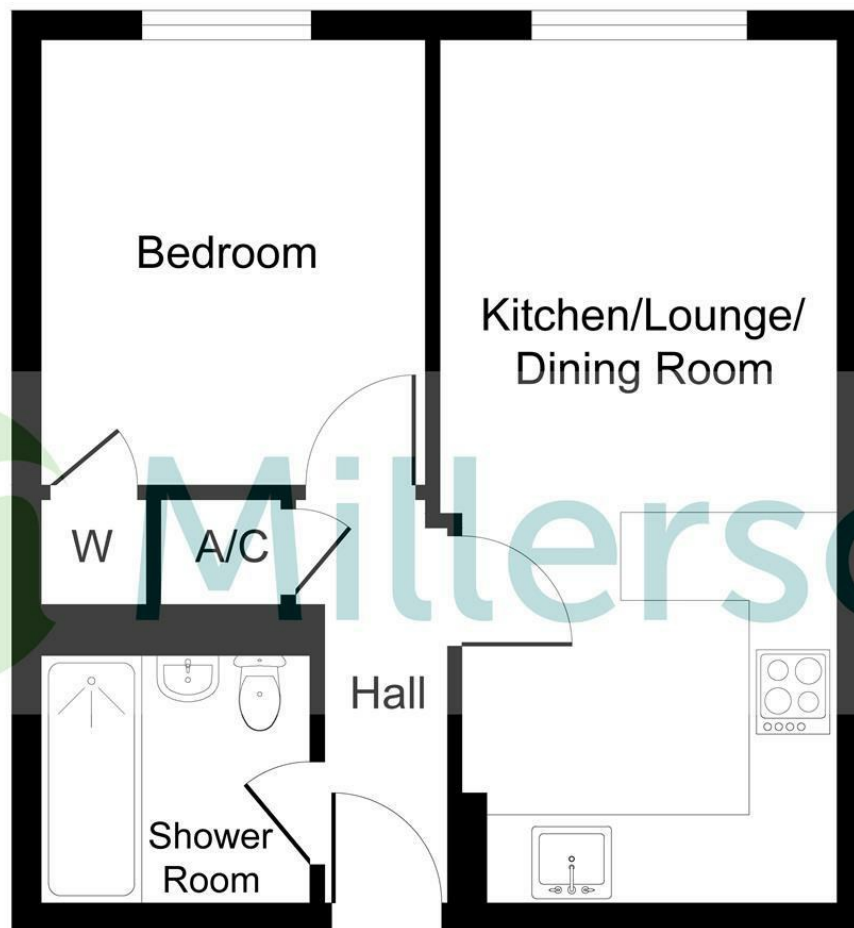
Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

Millerson Estate Agents
6a High Street
Launceston
Cornwall
PL15 8ER

E: launceston@smartmillerson.co.uk

T: 01566 776055

www.millerson.com

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Material Information



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