

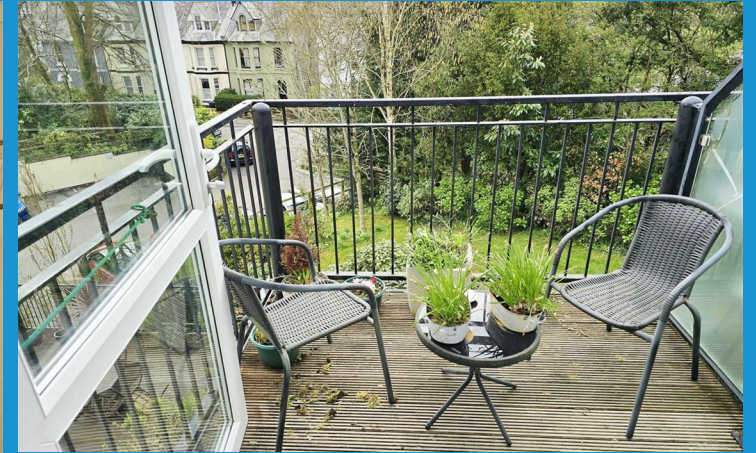


21 Manaton Court

Launceston | Cornwall



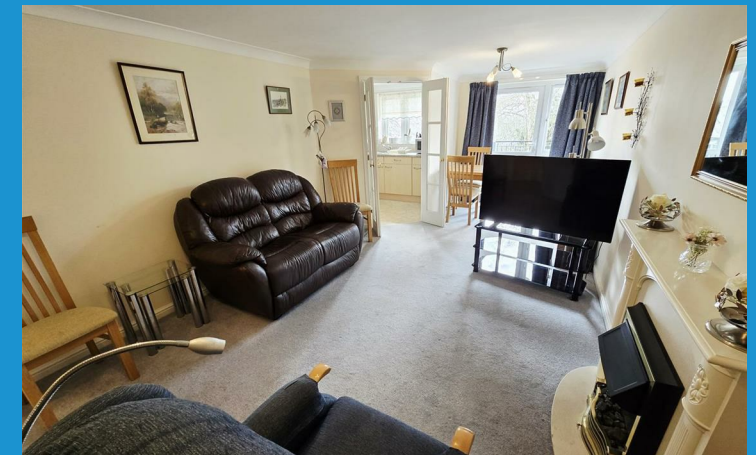
Town • Country • Coast



A well-presented 1 bedroom second floor retirement apartment located in a popular development on the fringe and within walking distance of Launceston town centre. This retirement property offers buyers the chance to purchase in a well-kept building with communal grounds, providing independent living alongside a communal aspect with a shared living room, laundry room and social events.

The property features accommodation which includes an entrance hallway with a useful storage room. There is a spacious living room which is open-plan to a dining area where there is a patio door leading into a balcony area with a view onto Dunheved Road. Double doors lead into a well presented kitchen with a range of wall and base units. There is a spacious double bedroom with mirror fronted fitted wardrobes.

Manaton Court was built by McCarthy & Stone and consists of 32 apartments arranged over four floors each served by a lift. It is a condition of purchase that residents be over the age of 60 years, or in the case of a couple, one over 60 and the other over 55 years. The property is double glazed with electric heating and has no onward chain.



### 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 peninsular 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's coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

### Directions

The postcode for the property is PL15 9DR. From the town centre, proceed out of town via Westgate Street and take the first left hand turning to Dunheved Road. Follow this road for a short distance where the development can be found on your left hand side.

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## Entrance Hallway

**Boiler / Storage Room**  
6'4" x 3'4" (1.95m x 1.02m )

**Shower Room**  
6'9" x 5'6" (2.06m x 1.69m )  
2.06m narrows to 1.66m

**Bedroom**  
17'3" x 9'2" (5.26m x 2.80m )  
5.26m narrows to 3.23m

**Living Room / Dining Room**  
22'10" x 10'9" (6.96m x 3.29m )  
3.29m narrows to 2.15m

**Kitchen**  
7'4" max x 7'3" max (2.25m max x 2.22m max)  
Irregular Shape

**Services**  
Mains Electricity, Water and Drainage.  
Council Tax Band B

## Agents Note

The vendor has informed us that the ground rent is £424 per annum and the current service maintenance charge is £4100 per annum.  
£4100 covers the water & upkeep of the communal areas.

## Communal Area

The development offers the usage of communal areas such as a living room, laundry room, private parking and well proportioned communal gardens to the side and rear. These areas are maintained as part of the service charge.



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		
<b>England &amp; Wales</b>	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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