

# Flat 4 Castle Keep

## Castle Dyke, Launceston, PL15 8AY

Guide Price £69,500



Town • Country • Coast



A well presented 1 bedroom flat situated in the heart of Launceston Town Centre. The property has no onward chain and features a great direct view of Launceston Castle.

The property features an entrance hallway with doors to all the accommodation. There is a double bedroom which enjoys the great view of the Castle and has a useful storage recess. There is a well presented shower room alongside an open plan living room and kitchen which is dual aspect with double windows at the rear overlooking the Castle and a pleasant street scene at the side.

The property features well presented modern decor, blended with character features such as the sash windows. The property has no onward chain and is likely to be for cash buyers.

### Viewing

Please contact our View Property Launceston Office on 01566 706706 if you wish to arrange a viewing appointment for this property or require further information.



Entrance Hallway

Sitting Room  
3.70m x 3.00m (12'1" x 9'10" )

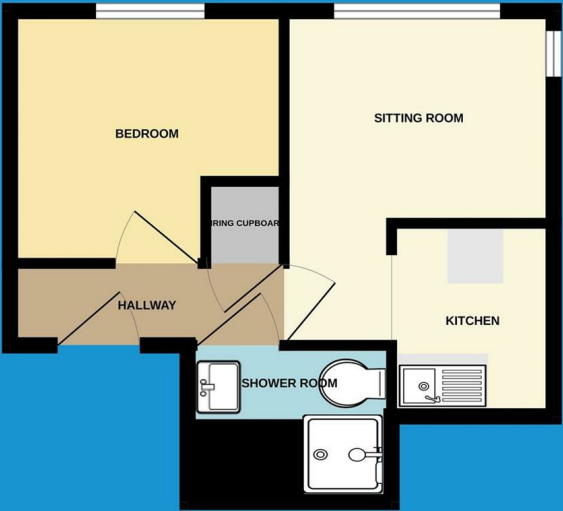
Kitchen  
2.10m x 1.80m (6'10" x 5'10" )

Shower Room  
2.20m x 1.70m (7'2" x 5'6" )

Services  
Mains Electricity, Water and Drainage  
Council Tax Band A

Agent Note  
Owns The Freehold - Belmont Property Management  
Lease - 99 Years from 1988.  
Lease Remaining - 62 Years  
Current Ground Rent - £25 every 6 months  
Current Service Maintenance Charge - £74.55 every 3 months.

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 82                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   | 56      |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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