

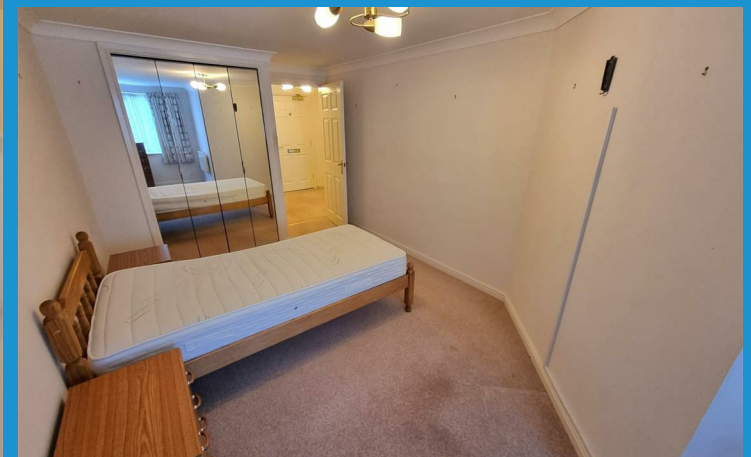


10 Manaton Court, Dunheved Road

Launceston | Cornwall



Town • Country • Coast

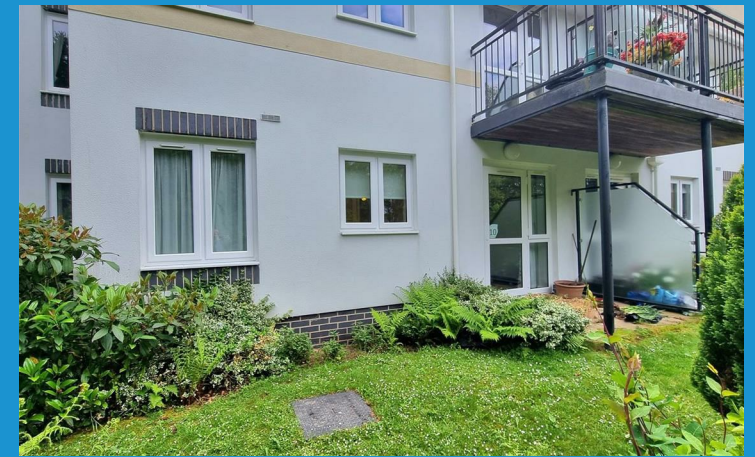


Sizeable front aspect 1 double bedroom ground floor apartment located in a purpose purpose built retirement complex. The property is well presented with direct access out to a private patio with communal gardens beyond.

From the communal hallway a private door opens into a generous hallway with plenty of built in storage. The sitting/dining room is front aspect with a pleasant view over the communal garden. To one side is an electric fireplace. Double doors give access to the kitchen with a range of eye and base level units together with integrated appliances. Off the reception space is a door out to the private patio area with direct access out to the communal grounds to the front, side and rear of the building.

The main bedroom is a particularly good size with a view over the communal garden. To one side is a mirror fronted floor to ceiling built in wardrobe. The shower room has a double shower enclosure with a matching suite and fully tiled walls.

Manaton Court was built by McCarthy & Stone in 2008 and consists of 32 apartments arranged over four floors each served by a lift. The apartments consist of one or two bedrooms. All apartments have access to the communal lounge and laundry room. The visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello system. 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.



### 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

## Airing Cupboard

**Sitting Room / Dining Room**  
22'9" max x 10'5" (6.94m max x 3.20m )

**Kitchen**  
7'4" x 7'3" (2.26m x 2.21m )

**Bedroom**  
17'2" x 9'2" max (5.24m x 2.80m max)  
5.24m narrows to 3.60m

**Shower Room**  
6'10" x 5'7" (2.09m x 1.71m )

## Services

Mains Electricity, Water and Drainage.

Council Tax Band B

Maintenance Charge - The vendor has informed us that the ground rent is £425 per annum and the current service maintenance charge is TBC per annum. The service charge 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.

## AGENTS NOTE

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