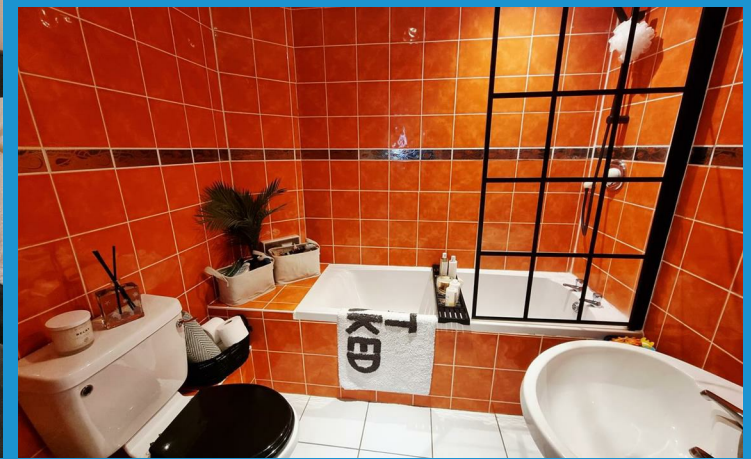




Western Road  
Launceston | Cornwall



Town • Country • Coast



A modern and well presented 2 bedroom apartment positioned on the first floor of this building which has lift access and is conveniently located for Launceston Town and the nearby Asda, bus stop and town centre.

You enter the property into a spacious hallway with access to all rooms and a recessed area ideal for storage. The kitchen offers a range of eye and base level units. The rear aspect sitting room offers plenty of natural light from the floor to ceiling sliding door with Juliette balcony and is a good sized room.

The master bedroom is also rear aspect and offers plenty of room for a king size bed and wardrobes. The second bedroom is side aspect and is a single room or has potential as a hobbies room or study. The apartment benefits from underfloor heating throughout

To the side of the building is a security entrance door with a telephone intercom system. Beyond there is a communal hallway and lift accessing all floors throughout the building. To the rear of the building is an allocated off road parking space private to the apartment.



### 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 peninsula 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 and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

### Directions

The postcode PL15 7BJ. From Launceston, proceed out of town on to Western Road and the property can be found on your left hand side immediately after the petrol station. Follow the road and visitor parking can be found behind the building.

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## Entrance Hall

## Kitchen

9'3" x 7'1" (2.84m x 2.17m)

## Living Room

12'5" x 10'4" (3.81m x 3.17m)

## Bedroom 1

13'8" x 9'3" (4.17m x 2.83m)

## Bedroom 2

9'3" x 5'10" (2.83m x 1.79m)

## Bathroom

7'1" x 6'1" (2.17m x 1.86m)

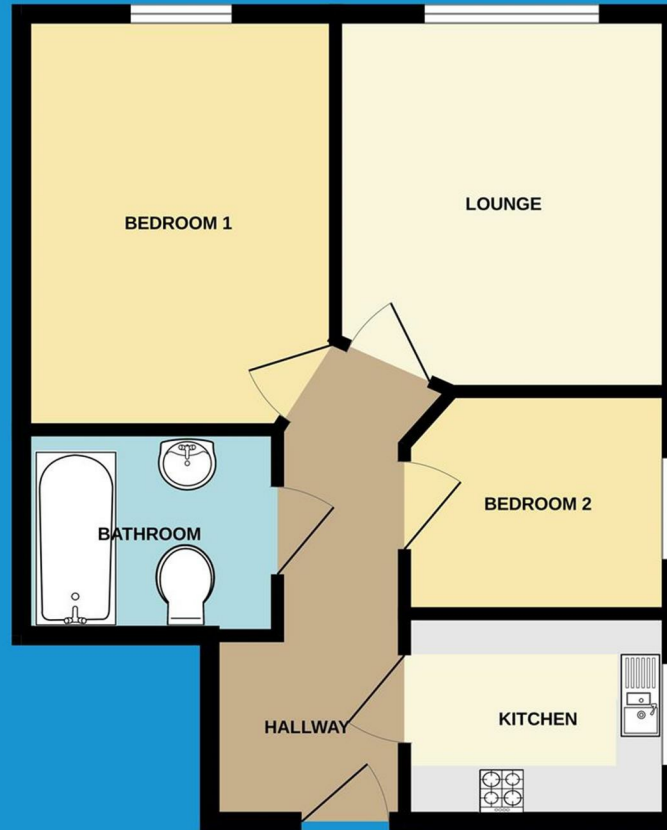
## Services

Mains Electricity, Gas, Water and Drainage.  
Council Tax Band A

## Leahold Information

Expiry Date - 999 years

Maintenance Charge - £120 per month.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		78	
(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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