



Guide £260,000

22 Lamellion Court, Liskeard, PL14 4SZ

**Jefferys** ESTABLISHED 1865

# 22 Lamellion Court, Liskeard, PL14 4SZ

A delightful 3-bedroom first floor apartment within a gated community serving the over 55's. Lamellion Court was converted around 2014 to a high standard and provides very attractive accommodation with the benefit of a lift and small private balcony. For sale with no onward chain.

Situated on this popular development this lovely modern first floor apartment is situated boasting lovely accommodation and is situated for easy access to the A38 and is only a short distance from the towns amenities and the mainline train station where this connects you to Plymouth and onwards to London Paddington. Liskeard is well placed with the popular south coast resort of Looe only being some 8 miles away with coastal walks and Bodmin Moor being easily accessible for numerous pursuits and miles of outstanding scenery. The property is a lovely and light and airy and has been kept in excellent condition by the current owner. Apartment 22 is arguably the best apartment in terms of size and outlook for the block.

The property offers a spacious retirement home and will be highly sought after. The window blinds have been fitted with a battery motor to make opening and closing very straightforward and less strenuous.

## Accommodation

This briefly comprises (all sizes are approximate):-

From the ground floor, there are very spacious hallways and stairs leading to the first floor. There is also a lift for easy access and not having to worry about any stairs.

## Entrance Hall

Door to the hall, radiator:

## Inner Hall

Cloak cupboard with plenty of storage and shelving, electric fuse box. Doors then lead to;

## Family Bathroom

White suite comprising panelled bath (H&C) with tiled surround, low level flush WC, pedestal wash hand basin (H&C) with tiled splashback. Fully tiled corner shower cubicle with glazed screens, radiator, double glazed window to side.

## Bedroom 3

**10' 8" X 9' 11" (3.26 m X 3.03 m)**

Double glazed window to side with exposed wood sill, radiator.

## Lounge

**23' 5" x 14' 0" (7.14m x 4.27m)**

Triple aspect double glazed windows to front and sides, double glazed door leading directly on to a private balcony, 2 radiators.

## Kitchen/Breakfast Room

**15' 11" x 9' 6" (4.85m x 2.90m)**

Spacious room with double glazed window to side. Range of wall, base and cupboard units, with double electric oven and hob, space under for dish washer and washing machine, built in fridge freezer. Gas fired boiler to heat water and radiators throughout.

## Bedroom 2

**11' 9" x 9' 6" (3.58m x 2.9m)**

Double glazed window to side, radiator.

## Master Bedroom

**10' 0" x 9' 6" (3.06m x 2.89m) minimum**

Double glazed windows to front and side with spacious entrance area, radiator.

## En-Suite Shower Room/WC

White suite comprising shower cubicle with electric shower, low level flush WC, pedestal wash hand basin with mixer tap, part tiled walls, radiator.

## OUTSIDE

Lamellion Court is a secure gated development and has lovely maintained communal gardens for the use of residents. The property has an allocated parking space and also benefits from having visitor parking spaces.

We understand there is a shared storage area in the communal hall which can be used by this property.

The apartment also benefits from a private balcony off the lounge.

## SERVICES

Mains water, gas and electricity.

Gas central heating.

Good Mobile Coverage and good broadband available.

## COUNCIL TAX

Band 'C'.

## EPC RATING

Band 'C'.

## TENURE

The property is being sold Leasehold with vacant possession upon completion.

We understand that a 999 year lease is in place from 7th November 2014.

The service charge currently payable to Lamellion Court Management is approximately £2000.00 per annum for the grounds and the building management.

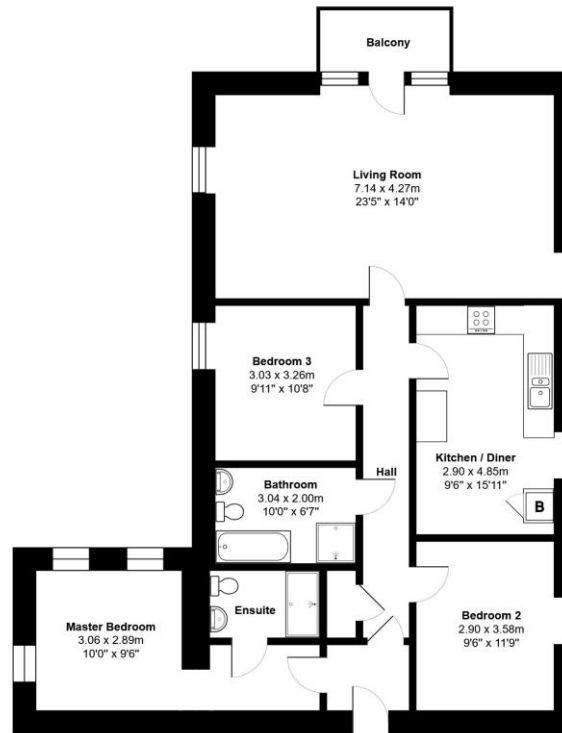
### VIEWING

Strictly by appointment with the Agents - Jefferys (01579 342400).

### DIRECTIONS

From Liskeard proceed along Barn Street and then Station Road where Lamellion Court can be found on your right hand side prior to crossing the main A38 roadway. Keep left and the apartment building will be directly in front of you.





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Total Area: 106.0 m<sup>2</sup> ... 1141 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



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