

1 A R N O L D P L A C E

B O D M I N



THE PROPERTY SHOP




Bodmin  
£147,000  
GUIDE PRICE

Arnold Place, Bodmin, PL31 2HQ



# FOR SALE

PROPERTY TYPE

 Apartment


BEDROOMS

 3

BATHROOMS

 1

LOCATION

 Bodmin

EPC RATING

 E

- THREE BEDROOMS
- LIVING/DINING ROOM
- FAMILY BATHROOM
- MODERN KITCHEN
- FAMILY BATHROOM

- MEZZANINE STORAGE WITH LADDER ACCESS
- STORAGE ROOM
- TOWN CENTRE LOCATION





## 1 Arnold Place

This beautifully presented and unique three-bedroom apartment is located on the second floor of an elegant 18th-century Grade II listed building, nestled in the heart of Bodmin Town Centre. Combining period charm with modern convenience, the property offers a rare opportunity to own a piece of local history, just steps from the town centre's shops, cafés, and amenities.

Inside, the apartment is spacious and thoughtfully laid out. A generous lounge/diner provides an inviting space for relaxing or entertaining, while the modern fitted kitchen offers sleek, contemporary units and integrated appliances, making it both practical and stylish.

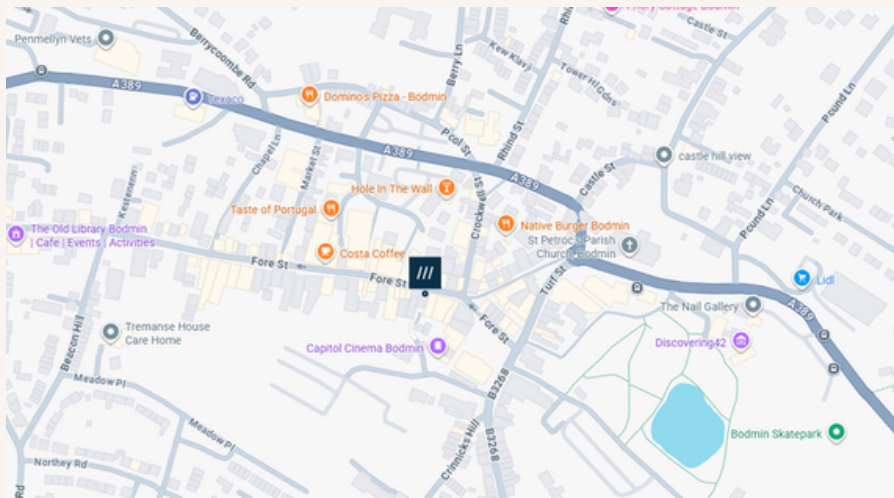
There are three well-proportioned bedrooms, allowing for a flexible layout to suit individual needs – whether for family living, guests, or home working. The well-appointed bathroom is finished to a high standard, and an additional mezzanine storage space adds valuable functionality to the home, offering the perfect opportunity to create a peaceful reading nook or relaxation space. An extra storage room further enhances practicality, providing ample space to keep belongings organised and out of sight.

The property benefits from central heating throughout and is designed for low-maintenance living, making it an ideal choice for busy professionals, first-time buyers, or investors. Its prime location, condition, and layout also give it strong potential for residential lettings, either as a long-term rental or possibly a holiday let. This is a rare chance to own a character-filled home in one of Bodmin's most desirable and historic settings, early viewing is highly recommended.



## A FANTASTIC OPPORTUNITY

Tenure: Leasehold - This apartment is offered with the remainder of its 125 year lease which commenced on 1/1/2009. The ground rent is charged at £295 per annum, with a service/maintenance charge of £333.33 per quarter. This covers, buildings insurance and maintenance of the communal entrance hall and staircase.



**Viewing: Strictly by appointment.**

**Directions: Sat Nav: PL31 2FP**

**Schools: Berrycoombe Primary School, St Petrocs Primary School, St Marys Primary School, Bodmin College, Callywith College.**

**Transport Links: A short drive to join the A30. Nearby Bus Stops for ease. Bodmin Parkway Train Station is Nearby**

**What3Words: [///slower.orcesttra.plus](https://www.what3words.com/#!/slower.orcesttra.plus)**

**Council Tax Band: A**

**Services:**

**Heating – Gas Central Heating**

**Electric – Mains**

**Water - Mains**

**Drainage – Mains**

VIEW PROPERTY ONLINE

# GROUND FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## TO FIND OUT MORE

Fowey Office  
5 Trafalgar Square, Fowey,  
PL23 1AZ  
Tel: 01726 217 888

Lostwithiel Office  
9 Fore Street, Lostwithiel,  
PL22 OBL  
Tel: 01208 872728

Bodmin Office  
46-48 Fore Street, Bodmin  
PL31 2HL  
Tel: 01208 74182