

St Anns Chapel, Gunnislake

PL18 9PJ

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Guide Price £275,000

St Anns Chapel is a small village close to the Tamar Valley a designated area of outstanding natural beauty. Local amenities and facilities include a nearby shop, public house/restaurant, bus service, well regarded primary school and train station. Many recreational pursuits nearby.

- **Stunning Ground floor apartment**
- **2 Double Bedrooms**
- **2 En Suites**
- **Bespoke Kitchen/Breakfast room**
- **Large Lounge/Dining room**
- **Residents & Visitors Parking, Communal Gardens**











This stunning ground floor apartment has been greatly improved by the present vendors providing a excellent residence that you literally just need to place your furniture in.

The property is entered via a uPVC Double glazed decorative door which opens to the Hallway. Access to the Cloakroom and useful Large storage cupboard which houses the Worcester central heating and hot water boiler. The spacious, dual aspect Lounge/Dining room, provides a great social and living space. The main feature is a stone fireplace with open grate, hearth and wooden displays. From this room views across the countryside can be seen. The bespoke Kitchen is fitted with a range of high gloss coloured cabinets, square edged work top surfaces with matching up stands, pan drawers and shelving. There are integrated appliances including two eye level ovens, fridge, freezer, slim line dish washer, washing machine and four ring Electric induction hob. Stainless steel Belfast style sink and coloured splash back. The Breakfast area, has space for a table and chairs and provides a good social space for when the chef is cooking. From here an internal door leads into the inner Hall. A further door provides access through to Bedroom 1 which double bedroom and has the advantage of being double aspect. A door then opens to the En suite which is divided in to two rooms the first being fitted with a range of vanity cabinets and drawer space. There is a large wash hand basin, shaver point and detailed tiling. A further door opens to The Shower room has a large walk in open ended shower with a two shower heads, anti slip flooring and screens. Low level WC, heated towel rail and detailed tiling. Bedroom two is a double Bedroom accessed via the Lounge/Dining room. It comes complete with its own Dressing Room and En Suite with an over sized shower cubicle sliding doors, bar shower, anti slip flooring and detailed tiling. WC, vanity unit with wash hand basin, shaver point.

The property has uPVC double glazing and is warmed via gas central heating and a number of the rooms have decorative cornicing.









OUTSIDE

Accessed from the kitchen or externally there is a private Courtyard Patio garden ideal for potted plants and outside dining. A gate then provides access to the Laundry room which is available to the residents and includes a tumble dryer, shelving and ample storage space. There is an additional building where the utility meters are housed. To the left hand side of the main building lies a small communal garden for residents use, with a lawn and natural hedging. A pathway leads around to the front where there is a lawned garden including flowers, trees and shrubs and has a seating area. Views can also be enjoyed from here. Outside drying area to the rear.

An allocated space for residents parking for the property is to the front and visitors parking is to the rear.

Services:- Mains Electric, Gas,Water and drainage.

Council Tax :- According to Cornwall Council the Tax Band for the property is C.

Lease Details:- 977 remaining of a 999 year lease

Service Charges:- £140.00 per month



Approximate total area(1)

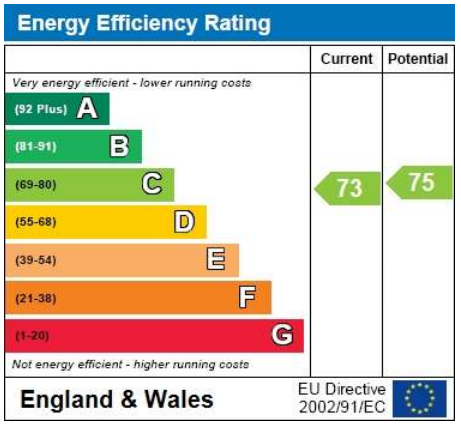
1112 ft²

103.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. 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. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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