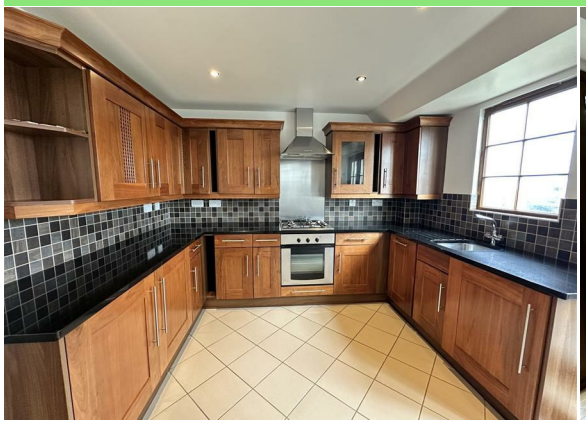
The Beeches
Windmill Hill
Launceston
PL15 9DL

Offers In The Region Of £195,000

- Situated In A Desirable South-Facing Position, Offering Stunning Views
- Modern Top Floor Apartment
- Two Bedrooms
- Opening French Doors To A Balcony With Superb Natural Light & Park Views
- Secure Building Entrance With Lift Providing Access To Every Floor
- No Onward Chain
- Scan QR Code For Material Information



Millerson
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Tenure - Leasehold

Council Tax Band - A

Floor Area - 646.00 sq ft

2

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C78

Communal Entrance Lobby:
The building features controlled access, with individual doorbells and letterboxes for each apartment. Stairs and a lift provide access to the third-floor landing.

Entrance Hall:
The apartment features tiled flooring and a telephone/intercom system for secure entry. A radiator provides heating, and a cupboard houses the fuse box. A skylight illuminates the space, with doors leading off to all rooms.

Bedroom Two:
10'9" x 8'4" (3.285 x 2.549)
uPVC wood effect double glazed window with distant moorland views. Radiator.

Principal Bedroom:
10'8" x 9'10" restricted head height in areas (3.260 x 3.010 restricted head height in areas)
uPVC wood effect double glazed window with distant moorland views. Radiator. Eaves storage space.

Bathroom:
8'7" x 4'8" extending to 6'11" (2.633 x 1.438 extending to 2.132)
Obscure uPVC wood-effect double-glazed window to the side, providing privacy while letting in natural light. It has a tiled bath with a Bristan shower and shower screen, pedestal wash hand basin, and a low-level WC. A chrome ladder-style radiator adds a contemporary touch, with a tiled floor and half-tiled walls for a clean, modern finish. A cupboard discreetly houses the Worcester gas central heating boiler.

Open Plan Kitchen/Dining Room/Lounge:
A superb, character-filled open-plan living area featuring a set of French doors that open onto a south-facing balcony, with two additional windows offering views over Coronation Park. The space is enhanced by hipped ceilings and recessed downlighting throughout, creating a true penthouse feel.

Kitchen Area:
10'5" x 8'0" (3.200 x 2.451)
The kitchen boasts a stylish range of matching wall and floor units, complemented by ceramic tile splashbacks and a sleek composite quartz worktop. It features an inset sink, four-ring hob with oven beneath and stainless steel extractor over, along with integrated appliances including a dishwasher, fridge, freezer, and washing machine. The tiled floor completes this modern, practical, and elegant space.

Dining Room/Lounge:
15'2" x 14'2" (4.627 x 4.330)
A well-proportioned, regular-shaped space, ideal for accommodating a three-piece suite. A south-facing window and French doors open onto the balcony, which enjoys lovely views over Coronation Park and fills the room with natural light. Eaves storage.

Outside:
The property is nestled within expansive communal gardens, open for all tenants to enjoy. These serene and tranquil grounds are set well back from the road, providing a private retreat, and are beautifully bordered on two sides by Coronation Park.

Parking:
Each flat has a dedicated parking space. Additionally there are four spaces kept for visitor parking.

Agents Note 1:
Leasehold. The property is sold with the remainder of a 999 year lease which was granted in 2006.

Ground Rent, currently £1,656 pa

Agents Note 2:
Please note the lease states the following: No animal for which a licence would be required under the Dangerous Wild Animals Act 1976 is to be kept in the Premises and no other animal or bird is to be kept in the Premises without the Landlord's prior written consent.

Material Information:
Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 979 years remaining (999 years from 2006)

Ground rent: £1656 pa

Lease restrictions: Hanging washing outside

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great

Parking: Allocated and Communal

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: Yes

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lift access and Level access

Coal mining area: No

Non-coal mining area: Yes

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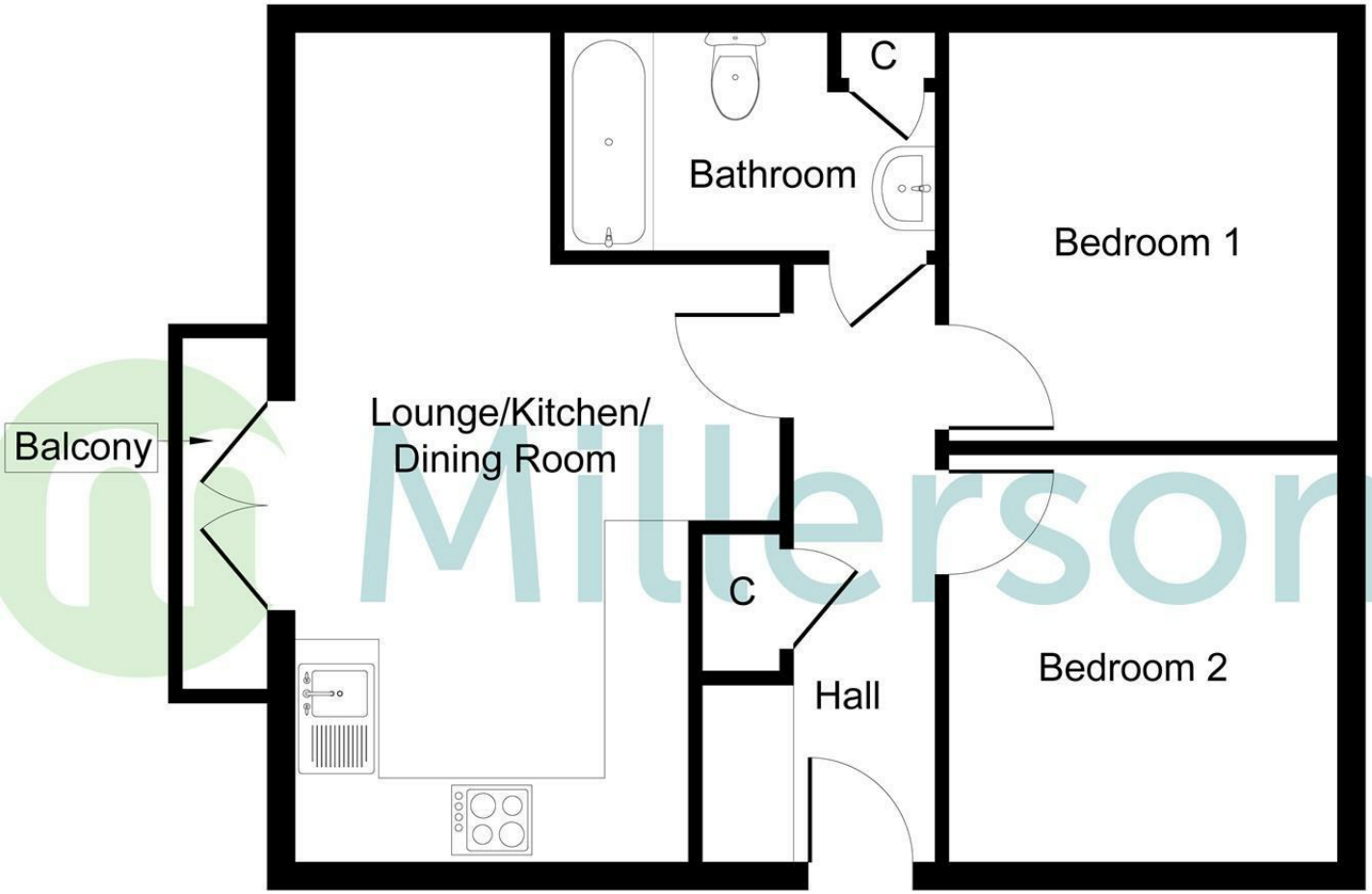
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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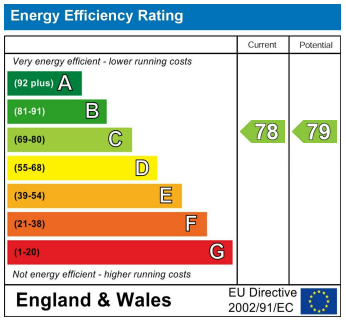

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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