



Church Stile Flats

Launceston | Cornwall



Town • Country • Coast

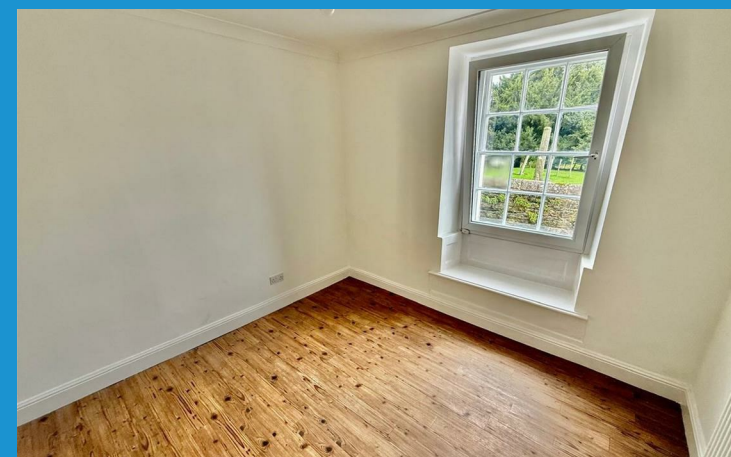


A well presented Grade II Listed 2 bedroom ground floor apartment situated in a historic building in the heart of the Town Centre with A £5,000 DEPOSIT CONTRIBUTION FROM THE VENDOR AND NO ONWARD CHAIN.

The property has it's own private access door and entrance/exit alongside an additional door with access to the communal hallway. You step into a large open plan kitchen/sitting/dining. The property offers spacious living accommodation and has gas central heating. To one side of this room is a range of modern eye and base level units with space for white goods with a rear aspect window. Beyond here is a sitting area with an ornamental cast iron fireplace to one side (not in use)

The inner hallway leads to 2 double bedrooms and a bathroom. Both bedrooms overlook the nearby listed church and graveyard. Bedroom 2 has the benefit of a built in wardrobe. The family bathroom has as a matching 3 piece suite including a shower over the bath.

Although the property has no off road parking there is unrestricted on street parking nearby.



Situation

Launceston is an ancient town steeped in History with the imposing 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 Cornwall 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 Plymouth and Exeter. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The property can be found in the centre of the town, opposite the church and around the corner from Market House Arcade. The postal code is PL15 8AT.

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Communal Entrance

Hallway

Living Room/Kitchen

16'7" x 13'11" (5.06m x 4.25m)
5.06m narrowing to 4.53m
4.25m extending to 4.48m

Bedroom 1

11'6" x 8'2" (3.51m x 2.49m)

Bedroom 2

10'5" max x 10'2" (3.18m max x 3.12m)

Bathroom

8'0" x 4'5" (2.44m x 1.37m)

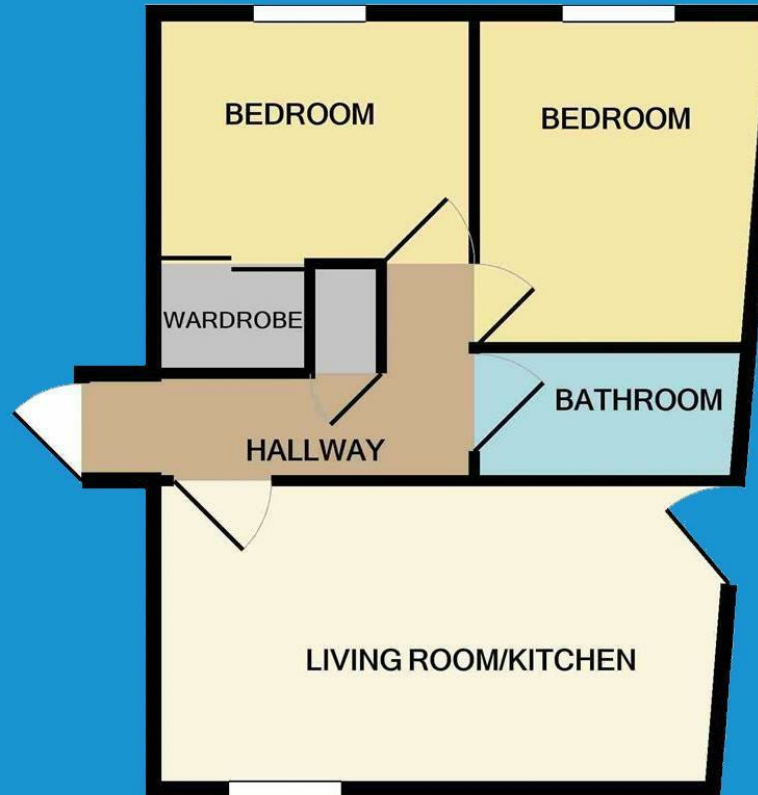
Services

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

Agents Note

The property is Grade II listed and we have been informed that it is held on a leasehold tenure with a 999 year lease which commenced in 2002.

A monthly charge of £50.00 to cover insurance and maintenance.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | 77 |
| (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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