

The Beeches

Launceston | Cornwall

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Guide Price £200,000







A stylish 2 double bedroom apartment in a sought after location enjoying wonderful views across Coronation Park and the surrounding countryside which can be enjoyed from an enclosed balcony alongside numerous windows in the property. This apartment is in a modern and well presented building along Windmill Hill and benefits from lovely communal gardens which are carefully maintained and well stocked with seasonal colour.

Off the communal hallway you enter the apartment into a welcoming hallway with access to all accommodation. Straight ahead is the generous, light and airy open plan kitchen/dining/sitting room. The kitchen area has a range of eye and base level units under a granite worktop, together with various integrated appliances. Adjoining the kitchen is a good size dining space perfect for family get togethers. The sitting room is dual aspect and enjoys light from the large French doors that open out to the enclosed terrace with a fabulous view over the communal garden towards Coronation Park and nearby countryside beyond. This terrace is a wonderful place to sit and enjoy the peaceful setting.

There are 2 double bedrooms. The master bedroom is dual aspect with a built in wardrobe and the benefit of an en suite shower room. Bedroom 2 is another rear aspect double bedroom that shares use of the well appointed bathroom. The whole apartment is well presented throughout with modern decor and floor coverings.

The communal areas are well presented and the building has use of a lift serving all floors. The apartment has an allocated parking space plus visitors parking. The building has beautifully presented communal gardens with an array of mature trees shrubs and plants maintained by a contract gardener.







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 postal code for the property is PL15 9DL. What Three Words 'adopts.blinks.shifts' will take you to the development. The property can be found along Windmill Hill, just along the road from the entrance to Coronation Park.

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Dining Area
11'3" x 10'7" narrowing to 7'6" (3.45m x 3.24m narrowing to 2.30m)

Kitchen
11'3" x 6'1" (3.43m x 1.86m)

Sitting Room
14'3" x 10'6" (4.36m x 3.22m)

Bedroom 1
14'5" max x 9'11" (4.40m max x 3.04m)

En-Suite
6'1" x 4'4" (1.86m x 1.34m)

Bedroom 1
10'2" narrowing to 7'10" x 9'2" (3.10m narrowing to 2.41m x 2.80m)

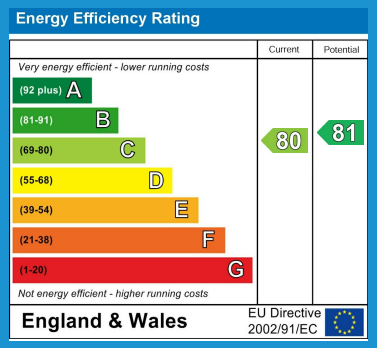
Bathroom
7'0" x 6'0" (2.15m x 1.84m)

Services
Mains Gas, Electricity, Water & Drainage.
Gas central heating
Council Tax band C

Agent Note
The vendors have informed us the property has the remainder of a 999 year lease granted in 2006. The current service charge is £138 per month.

Agent Note
To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.











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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