KIVELLS

Appartment 3, Webbs House

Liskeard, Cornwall



Webbs House

Liskeard, Cornwall, PL14 3HW

Guide Price: £90,000

Two bedroom first floor flat in the prominent Webbs House

Situated in the town centre, close to amenities & public transport

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Well proportioned living space throughout

Available with the benefit of having no onward chain

Webbs House is an architect designed Grade ll Listed building

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Description

Situated in the centre of Liskeard town, this well maintained and spacious two bedroom first floor flat presents an exceptional opportunity for those seeking convenience and comfort in equal measure.

The property welcomes you with a generous entrance hall with a large storage cupboard, providing access to all principal rooms and offering a sense of space from the moment you arrive.

The living / dining room is bright and airy, featuring ample space for both relaxation and entertaining, while the large window allows natural light to flood the room and create a warm, inviting atmosphere. The kitchen is well designed, boasting a range of fitted units, plentiful worktop space and integrated appliances, making it ideal for home cooking and casual dining.

Both bedrooms are well proportioned offering ample room for a double bed and additional furnishings. The bathroom is modern, fitted with a contemporary suite that includes a bath with overhead shower, wash basin and W.C, all finished to a good standard.

The property is presented in good decorative order, allowing for immediate occupation, and would suit a range of buyers including first time purchasers, downsizers and investors alike. The flat has been successfully run as a holiday let by the current vendor.

With its combination of space, condition and location, this two bedroom first floor flat offers a rare chance to secure a well appointed home in the heart of town, with every convenience close to hand.



Accommodation

Entrance via wooden panelled door into:

Entrance Hallway
Radiator, built in double storage cupboards, telephone point, intercom, doors off to all rooms.

Living Room
Coving to ceiling, radiator, wooden single glazed window to side elevation.

Kitchen
A range of fitted wall and base units with roll top work surfaces over incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and electric extractor fan over, space and plumbing for washing machine, space for fridge freezer, radiator.

Bedroom
Coving to ceiling, radiator, wooden single glazed windows to the front elevation.

Bedroom
Coving to ceiling, radiator, wooden single glazed window to front elevation.

Bathroom
Low-level W.C, pedestal wash hand basin, bath with panel surround and glazed screen over with electric shower over, radiator.







Floor Plan



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Approximate total area(1)

90.8 m²

977 ft²

(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.

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Additional Information

SERVICECS:

Mains electricity, water, drainage & gas central heating.

VIEWINGS:

Strictly by appointment only. Please call 01579 345543
or email liskeard@kivells.com to book your viewing.

VIRTUAL TOUR:
https://tour.giraffe360.com/953818275d214c64a5d82ff4c7653229

DIRECTIONS:

What3words: feasted.stop.prank. Access via Pike Street.

EE RATING: C

COUNCIL TAX BAND: B

TENURE:

Leasehold.

The property is Leasehold on a 999 year Lease with 984 years remaining as of May 2019.

Last year's service charge was £632 and the Ground Rent was £100. The buildings insurance premium is separate, this was £934 last year.

AGENTS NOTE:

The property is situated on the first floor of Webbs House, with access via a lift aswell as a double width staircase

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