



Station Road
Launceston | Cornwall



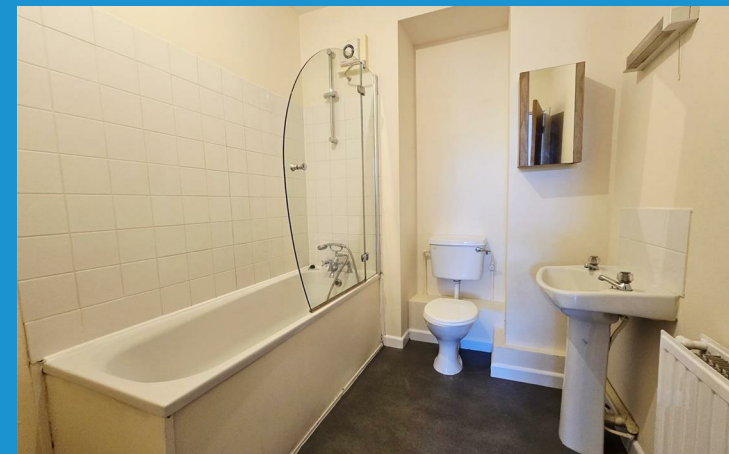
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A spacious 2 bedroom ground floor apartment situated in a tucked away position on the outskirts of Launceston in a historic building offering spacious living accommodation. The property is offered for sale with no onward chain and has the benefit of a shared communal garden at the side.

The apartment is set in a building split into two and features 2 double bedrooms which are both a great size. There is a light and airy living room, kitchen and bathroom completing the living accommodation. The property has double glazed windows and mains gas central heating and has been a successful rental property for a number of years.

The location of the property allows access for Launceston town and also Newport Industrial Estate with a Public House and Convenience Store within walking distance.



Situation

Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula 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 whilst providing great access to Plymouth and Exeter and beyond. 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, local park, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 8EG. From Launceston town centre follow the Broad Street and turn left, down the hill onto St Thomas Road. Continue down the road taking the first right hand turning. Continue along this road and the property will be found on the right hand side.

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Entrance Hallway

Kitchen

10'8" x 7'5" (3.26m x 2.28m)

Living Room

13'9" x 9'4" (4.20m x 2.86m)
4.20m narrows to 3.87m

Bedroom 1

13'9" x 11'0" (4.20m x 3.36m)
3.36m narrows to 3.15m

Bathroom

7'0" x 6'8" (2.15m x 2.04m)

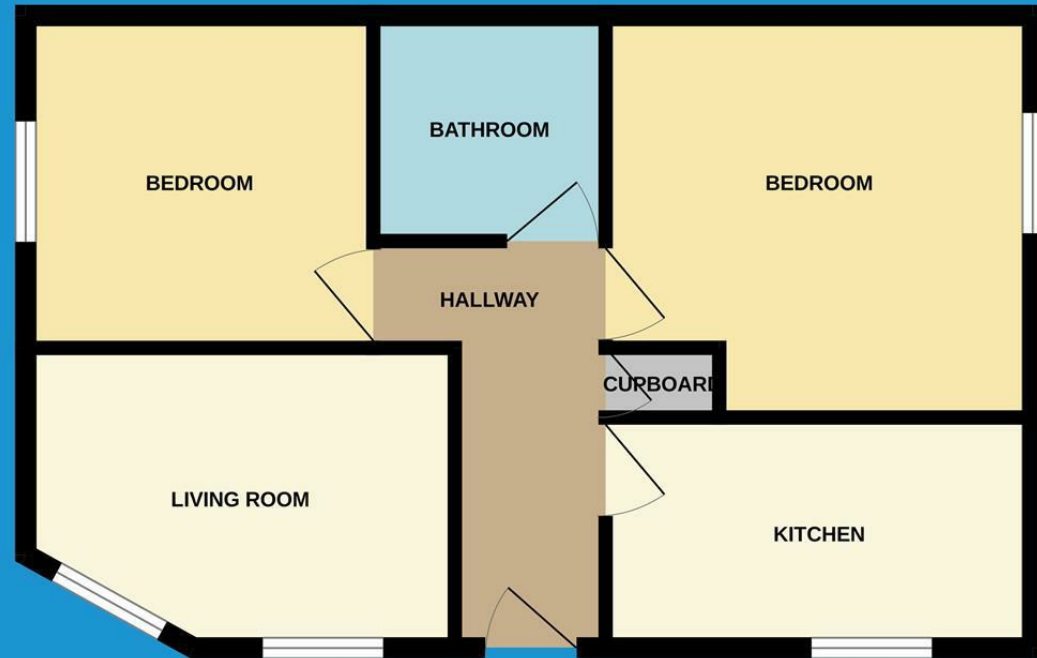
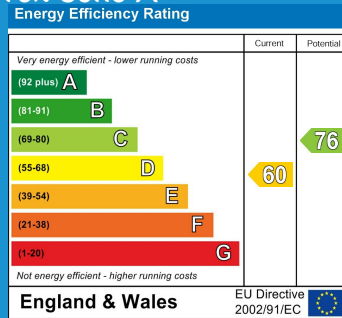
Bedroom 2

13'1" x 12'11" (4.00m x 3.95m)
4.00m narrows to 3.30m
Irregular Shape

Services

Mains Electricity, Gas, Water and Drainage.
The property is leasehold with further
information to follow.

Council Tax Band A



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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