

6 TANGIERS HOUSE, GILBURY HILL, LOSTWITHIEL, PL22 0GJ



A beautifully presented two bedroom top-floor apartment which is a Section 106 discounted property for those who meet the local connection and eligibility criteria, set within a modern development on the upper fringes of the town.

Accommodation Comprises:- Hallway, open plan lounge/kitchen/diner, balcony, two double bedrooms, shower room, uPVC double glazing, underfloor heating (energy efficient air source heat pump system), recently installed air conditioning system, allocated parking space and use of communal garden area.

£120,000

SITUATION

Gilbury Hill is a modern cul-de-sac development by 'Wycliffe Estates Ltd', boasting an elevated position on the upper reaches of the town but only a short walk from the centre. Lostwithiel is steeped in history and renowned for its vibrant community, offering a good range of amenities including a variety of shops, cafes, restaurants, public houses, professional services, two primary schools, dentist and health centre. There is also a main line train station on the Penzance to London line and a purpose-built community centre.

ACCOMMODATION (All sizes approximate):-

Communal Entrance

The main doors open to a communal entrance hall with a short flight of stairs rising to the upper floor landing. The entrance door to No.6 is on the right-hand side.

Hallway

Built-in airing cupboard enclosing the hot water storage cylinder, shelving and controls for the underfloor heating. Separate built-in cupboard enclosing the electric consumer unit and shelving. Telephone intercom entry system. Access to loft space (With pull down ladder, half boarded for storage and light connected). Doors to all rooms.



Open Plan Lounge/Kitchen/Diner

18' 4" x 14' 9" (5.59m x 4.49m) uPVC double glazed french doors and windows to rear elevation with superb views over the town. Laminate floor. Air conditioning unit (Cooling and heating). The kitchen features a modern range of wall, base, and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Built-in single electric oven with four ring hob above and stainless steel extractor over. Part tiled walls. Space and plumbing for dishwasher and washing machine. Space for tumble dryer. Space for fridge/freezer. uPVC double glazed door opening to:-

Balcony

17' 1" x 3' 10" (5.20m x 1.18m) Laid with paving slabs. Glass balustrade. Air source heat pump. Superb views over the town.

Bedroom One

11' 1" x 9' 11" (3.38m x 3.02m) uPVC double glazed french doors to front elevation. Laminate floor. Air conditioning unit (Cooling and heating).

Bedroom Two

11' 5" x 8' 9" (3.49m x 2.67m) uPVC double glazed window to side elevation. Laminate floor. Air conditioning unit (Cooling and heating).

Shower Room

7' 2" x 6' 3" (2.18m x 1.91m) Modern suite comprising:- Large shower cubicle, white low level W.C and pedestal wash hand basin. Chrome heated towel rail. Part tiled walls. Extractor fan. Laminate floor. Shaver socket. Obscure uPVC double glazed window to front elevation.

OUTSIDE

Allocated parking space to the front of the property. Communal gardens to the rear.

TENURE

Leasehold - 986 years remaining on the lease.

MANAGEMENT CHARGE

Currently £1074 a year, which is payable to Silverkey Property Management.

ELIGIBILITY

This Section 106 discounted property is being offered at £120,000 which represents 50% of the full market value.

We would be looking to prioritise someone with an Area Local Connection to Lostwithiel. Please note that local connection exemptions apply to applicants who are subject to the Armed Forces Covenant, Care Leavers under the age of 25 and/or Victims of Domestic Abuse:

- Current residency/permanent employment of 16+ hours per week for 3+ years.

OR

- Former residency of 5+ years.

OR

- Close family member

(Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5+ years.

After 14 days of marketing we can consider those who have a local connection to the adjoining parishes of St Winnow, Lanhydrock, St Sampson and St Veep.

After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary areas) – please ask us for details.

ENERGY RATING

C (73).

COUNCIL TAX

Cornwall Council. Tax Band 'A'.

DIRECTIONS

Heading into Lostwithiel from the west on the A390, continue to the bottom of the main hill and turn right into Castle Hill. Proceed for approximately quarter of a mile until the entrance for 'Gilbury Hill' is identified on the left-hand side. Continue until Tangiers House is identified on the left.



LOUNGE/DINER



BEDROOM ONE



KITCHEN



BEDROOM TWO



BALCONY



SHOWER ROOM



VIEWS OVER THE TOWN



REAR ELEVATION



FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)



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