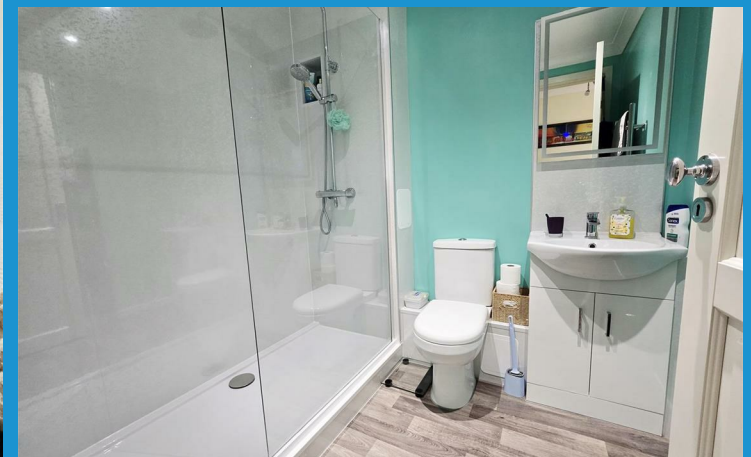




Riverside Mills
Launceston | Cornwall

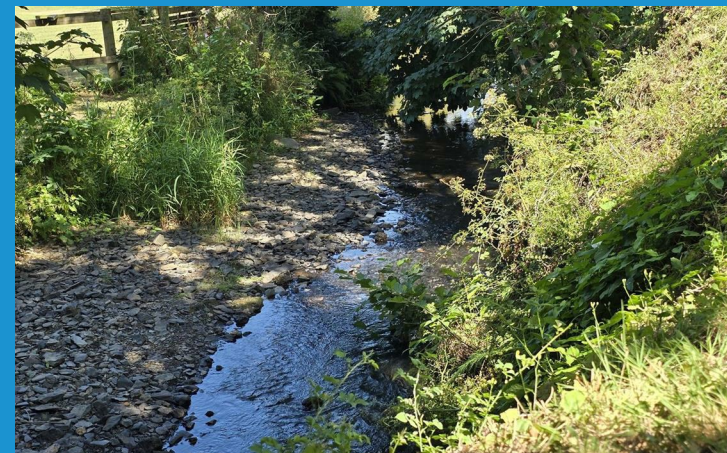


Town • Country • Coast



A stylish 2 bedroom ground floor apartment situated in a small and select cul-de-sac on the outskirts of Launceston in a tucked away position. The property is well presented with light and airy accommodation and may appeal to first time buyers or those looking for a property on the level and avoiding steps/stairs with a private entrance.

The property offers allocated parking and communal gardens which include a lovely area by the river, ideal for sitting out and enjoying some peace and quiet! Features include double glazing and central heating alongside an updated shower room. The accommodation includes a spacious living room, well appointed kitchen, bathroom and 2 double bedrooms with one being dual aspect and the second having fitted wardrobes. The property is situated in an idyllic location on the outskirts of town with the river a short walk from the property, as is Launceston Bowls Club, two Public Houses and two supermarkets.



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 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 alongside the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S 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 8GX. From the town centre, proceed towards Bude on St Thomas Road and drop down the hill, through the traffic lights and take the left hand turning. Follow this road along by the river and past the bowling club. The property will be seen on your right hand in the cul-de-sac.

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Entrance Hallway

Living Room

15'5" x 10'7" (4.70m x 3.25m)

Kitchen

8'3" x 6'0" (2.54m x 1.83m)

Bedroom 1

10'11" x 9'8" max (3.35m x 2.95m max)

Bedroom 2

7'6" x 5'11" (2.35m x 1.818m)

Bathroom

6'9" x 5'10" (2.06m x 1.78m)

Services

Mains Electricity, Gas, Water and Drainage.

Council Tax A

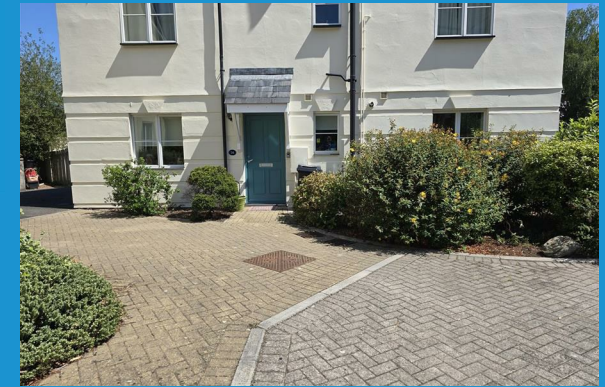
Agent Note

We have been informed that the property lease expires in 3005.

The ground rent for the property is £45.89 per annum and the service charge payable is £1489.56 per annum.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



AML CHECKS:

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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