Kensey Valley

Meadow

First Floor Flat

Launceston

Asking Price £125,000

- First Floor Apartment
- Two Bedrooms
- Open Plan Living
- Garden Area
- Parking
- No Onward Chain
- Scan the QR Code For Material Information

Millerson

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Tenure - Freehold

Council Tax Band - A

Floor Area - 52.00 sq ft

2

1

1

B82

Ground floor communal Entrance via security buzzer or residence key. Stairs rise to the First floor where the door gives entrance into the apartment.

Entrance Hall:
Entry phone. Consumer unit. Radiator. Doors off

Open Plan Living/Dining/Kitchen:
23'1" x 12'0" (7.05 x 3.67)
Dual aspect room with uPVC double glazed windows to front and rear. Laminate flooring in the Kitchen area. Range of fitted base units under roll edge work surfaces with circular stainless steel sink and drainer. Matching wall mounted cupboards. SMEG electric oven with a four-ring gas hob and stainless steel extractor over. Integrated SMEG dishwasher. Space and plumbing for washing machine and space for a upright fridge/freezer. Vaillant gas boiler. Two radiators.

Bathroom:
7'10" x 6'4" (2.40 x 1.94)
Obscure uPVC double glazed window to side. P-end bath with shower over and shower screen. Combined vanity unit with sink and WC. Part tiled walls. Extractor. Large Wall mounted mirror. Vinyl flooring.

Bedroom Two:
9'8" x 6'6" (2.96 x 2.00)
uPVC double glazed window to rear. Radiator.

Principal Bedroom:
12'11"plus door recess x 9'10" (3.96plus door recess x 3.00)
uPVC double glazed window to front. Radiator.

Outside:
The property includes its own allocated parking space, ensuring easy and secure access.

Just beyond, a gate opens to a garden area, laid with low-maintenance stone chippings—an ideal spot for potted plants, outdoor seating, or simply enjoying a bit of fresh air in your own space.

Material Information:
Verified Material Information

Council tax band: A

Tenure: Share of Freehold

Lease length: 999 years remaining (979 years from 2005)

Service charge: £700 pa

Shared ownership - ownership percentage: 33%

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Allocated and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

Coal mining area: No

Non-coal mining area: No

Energy Performance rating: B

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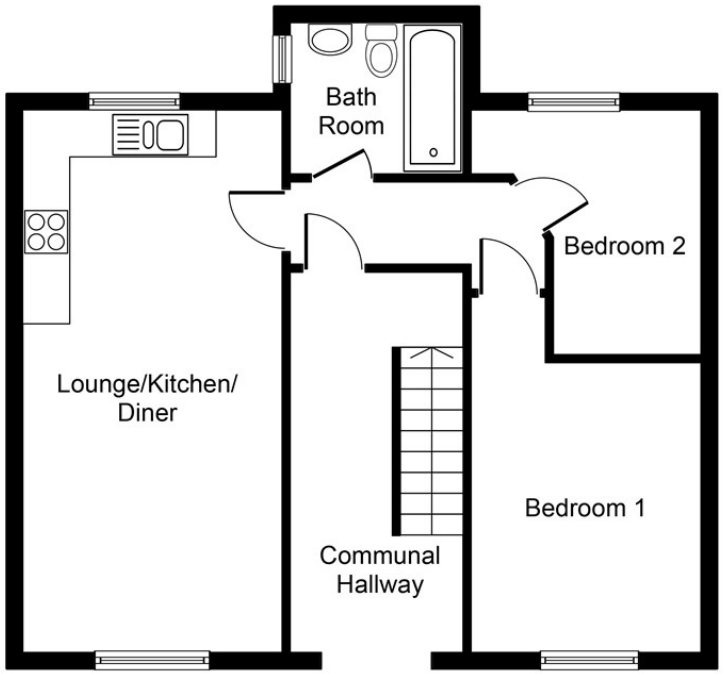
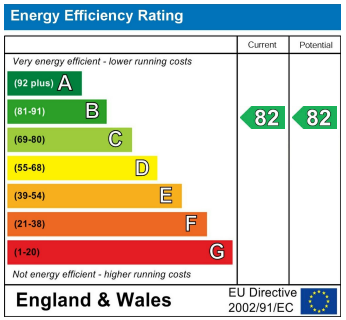
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
www.virtual360.net



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- A First Time Landlord Looking For Advice
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- Looking For Lettings Legal Advice

Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager Lizzie Collins
01726 72236

Contact Us

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