Market Street
Launceston
PL15 8XA

Guide Price £69,950

- TOWN CENTRE LOCATION
- COMMUNAL LIFT ACCESS
- DISTANT COUNTRYSIDE VIEWS
- LAUNDRY ROOM
- LONG LEASE (968 yrs)
- SECURE ENTRY SYSTEM
- WALKING DISTANCE OF SHOPS
- IDEAL INVESTMENT BUY
- TENANT IN SITU
- EPC C77

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Tenure - Leasehold

Council Tax Band - A

Floor Area - 753.47 sq ft

An exciting opportunity to purchase a modern one bedroom investment flat with longstanding Assured Shorthold Tenant.

A well situated one bedroom flat with a tenant in situ on the 1st floor of this purpose built building, which has the benefit of a lift and stairs to all floors, secure entrance together with a communal laundry room and courtyard garden. The accommodation offers an Entrance Hallway with airing cupboard, a good size Bedroom, Lounge/Diner, Kitchen and separate Bathroom. Offered with a Tenant in Situ it will appeal to investor buyers. The longstanding tenant will be paying a rental figure of £425 pcm from January 2023.

LOCATION

Located within a short walk to the town square, in the heart of Launceston, convenient to the social, commercial and shopping facilities and being close to Launcestons Norman Castle. The pretty medieval streets of Launceston have a rich collection of listed town buildings. Ideal for those wishing to be within walking distance of all amenities. The town shopping facilities include independent shops with a monthly butter market selling local crafts and produce, together with big names such as Marks & Spencer Food Hall, Tesco, Iceland, Argos and Pets at Home on the outskirts. The towns skyline is dominated by the ruins of a Norman castle that stands high on a hillside with dramatic views over Bodmin moor and Dartmoor. The castle was a strategically important building after the Norman Conquest and its green was used for executions until the 19th century.

THE ACCOMMODATION COMPRISES

(All Measurements are Approximate)

COMMUNAL ENTRANCE LOBBY

Lift and stairs leading to all floors. The flat is located on the 1st floor with Entrance door to:

HALLWAY

Night storage heater. Door to Airing Cupboard housing hot water cylinder. Doors to:

LOUNGE/ DINER

14'6" x 9'10" (4.44m x 3m)
Window with distant countryside views. TV and telephone points. Night storage heater. Opening to:

KITCHEN

6'7" x 6'5" (2.01m x 1.96m)
Attractive range of base level units with worktop surfaces over. Inset sink and drainer unit. Built in electric oven and hob with extractor over. Matching eye level units.

BEDROOM

16'2" x 8'11" (4.93m x 2.72m)
Window with distant countryside views. Night storage heater.

BATHROOM

6'2" x 5'6" (1.88m x 1.7m)
Panelled bath with overhead electric shower and shower screen. Pedestal wash hand basin. Low level WC. Wall mounted electric heater. Extractor fan.

SERVICES

Mains water, electricity and drainage.

LOCAL AUTHORITY

Cornwall District Council

COUNCIL TAX

BAND A

TENURE

LEASEHOLD - The property has a 999 year lease which commenced in August 1991. There is a £10 per annum ground rent and £100 per month maintenance charge.

AGENTS NOTE

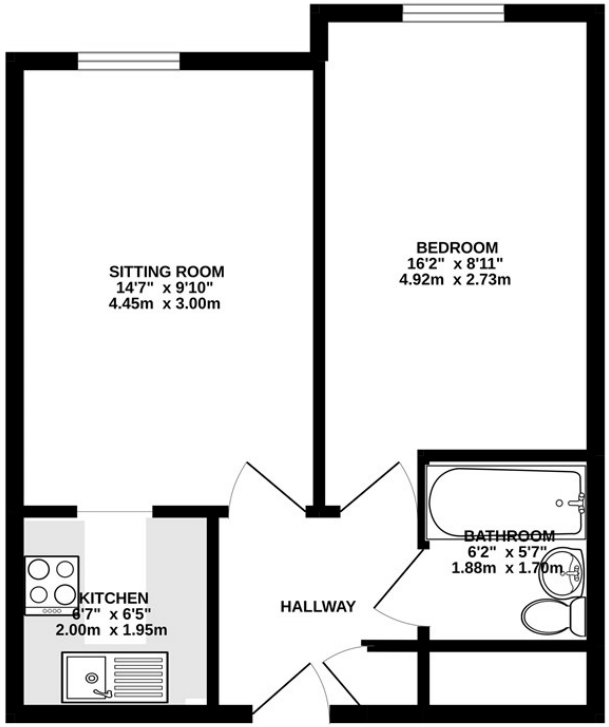
Longstanding Assured Shorthold Tenancy, rental figure of £425 pcm from January 2023.

DIRECTIONS

On foot from the Town square proceed down Broad Street and straight ahead into Market Street passing the Halifax Building

Society on the right hand side. The entrance to Market Court will be identified a short distance down on the right hand side.

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 411 sq.ft. (38.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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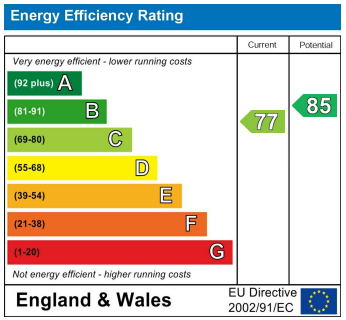

Directions To Property

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Valuation Request

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