



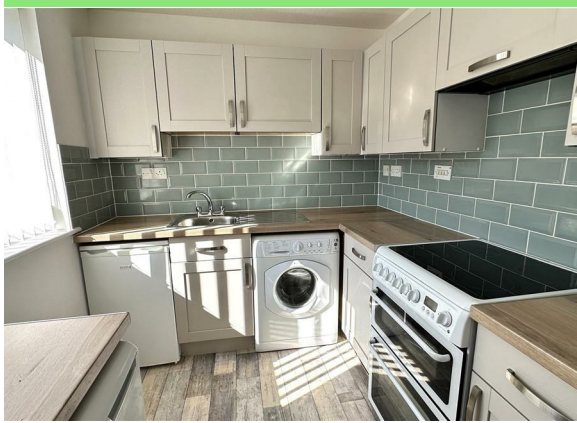
# Westgate Mews

Launceston

PL15 7AZ

Asking Price £77,500

- Two Bedroom Apartment
- Secured Gated Development
  - Over 55's Only
- Recently Redecorated Throughout
  - Bathroom
- Short Walk To Amenities
  - No Onward Chain
- Scan QR Code For Material Information



Tenure - Leasehold

Council Tax Band - A

Floor Area - 624.00 sq ft



#### Entrance Hallway:

Night storage heater. Consumer unit. Storage cupboard with shelving. Intercom system. Doors off

#### Bedroom Two:

10'0" x 6'7" (3.064 x 2.029)

Double glazed window to the rear. Wall mounted electric heater. Emergency pull cord. Built in wardrobe.

#### Principal Bedroom:

15'3" max x 8'9" (4.658 max x 2.676)

Double glazed window to the rear. Wall mounted electric heater. Emergency pull cord. Mirror fronted built in wardrobe with further built-in bedroom furniture including cupboards, bedside drawers and overhead storage.

#### Bathroom:

9'0" max x 7'2" (2.761 max x 2.191)

Panelled bath with electric shower over. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Linen cupboard housing the hot water tank. Mostly tiled walls.

#### Lounge/Dining Room:

19'4" x 11'7" max (5.912 x 3.531 max)

uPVC double glazed window to the front. Two night storage heaters. TV and telephone connection points. Emergency pull cord. Glazed double doors leading through to the:

#### Kitchen:

7'2" x 7'1" (2.191 x 2.176)

uPVC double glazed window to the front. Modern range of cashmere coloured wall and base fitted units with roll edge work surfaces and tiled splashback surround. Integrated stainless steel sink with drainer and tap. Space for fridge and freezer. Space and plumbing for washing machine. Electric cooker with four ring hob with oven and grill under.

#### Secure Parking:

Secure parking area behind the front access security gates.

#### Services & Charges:

Mains water, electricity and drainage.

Cornwall Council Tax Band A - £1,753.91ps (2025/2026)

Lift access.

Secure gated entry.

Emergency assistance alarm.

Service charge £3,224.88 per annum, being £268.74 per month.

The building has recently been redecorated externally.

#### Tenure:

Leasehold - 125 year lease granted in 1991 (90 years remaining). Restricted to Over 55's only.

#### Material Information:

Verified Material Information

Council Tax band: A

Tenure: Leasehold

Lease length: 90 years remaining (125 years from 1991)

Service charge: £3224.88 pa

Lease restrictions: Over 55 year olds only

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Eco 7 night storage heaters

Heating features: Night storage and Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Gated

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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lift access

Coal mining area: No

Non-coal mining area: Yes

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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.





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## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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