Town Mills

Launceston

PL15 8HU

Offers In The Region Of £67,000

- Penthouse Apartment
- Two Bedrooms
- Convenient Location
- Parking
- No Onward Chain
- Scan QR For Material Information

Millerson
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Tenure - Leasehold

Council Tax Band - A

Floor Area - 689.00 sq ft

Hallway/Stairs
6'6" x 7'5" (1.99m x 2.28m)
Entrance hallway with storage space under. Turning staircase to first floor. Doors off

Kitchen/Lounge
17'8" x 12'3" (5.40m x 3.74m)
Restricted head height in areas. Window to side and further velux style window. Kitchen area with built-in base and wall cupboards. Roll edge work surfaces. Built-in electric four ring hob with oven under. Space for fridge and further under counter space for washing machine with plumbing. Night storage heater. Door to

Mezzanine Landing
12'10" x 11'3" (3.93m x 3.43m)

From the Landing, doors off to

Bathroom:
3'7" x 8'3" (1.11m x 2.52m)
Restricted head height. Three piece suite comprising of panelled bath, vanity wash hand basin with cupboard and low level WC. Velux style window. Tiled to splash areas. Eaves storage.

Bedroom 1
12'4" x 9'1" (3.77m x 2.77m)
Restricted head height in areas. Velux style window. Electric panel heater. Built in wardrobe/cupboard.

Bedroom 2
7'4" x 11'6" (2.25m x 3.53m)
Restricted head height in areas. Velux style window. Electric panel heater.

Linen Cupboard
2'7" x 3'4" (0.80m x 1.02m)
Shelved cupboard.

Outside:
To the side of the property is parking for 2 vehicles in tandem.

Material Information:

Verified Material Information

Council tax band: A

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Leasehold

Lease length: 99 years remaining (68 years from 1993)

Ground rent: £50 pa

Service charge: £475 pa

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: Room heaters only

Heating features: Double glazing and Night storage

Broadband: FTTP (Fibre to the Premises)

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

Parking: Allocated

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: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

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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.

Flat 3

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

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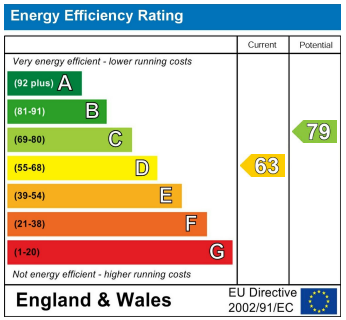

Directions To Property

Sat Nav: PL15 8HU What3Words: ///loaders.promotion.sized

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