2 High Street

Launceston

PL15 8ER

Price Guide £90,000

- NO ONWARD CHAIN
- TWO EXPANSIVE BEDROOMS
- SITUATED WITHIN LAUNCESTON TOWN CENTRE
- GAS CENTRAL HEATING THROUGHOUT
- GRADE 2 LISTED BUILDING
- IDEAL FOR FIRST TIME BUYERS OR LANDLORDS LOOKING TO ADD TO PORTFOLIO
- CHARACTERISTIC FEATURE TALL CEILINGS
- SECURE PHONE ENTRY SYSTEM
- PERMIT PARKING AVAILABLE CLOSE BY SUBJECT TO AVAILABILITY
- SCAN QR CODE FOR MATERIAL INFORMATION

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Tenure - Leasehold

Council Tax Band - A

Floor Area - 688.90 sq ft

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PROPERTY DESCRIPTION

Millerson Estate Agents are delighted to bring this spacious, two bedroom, first floor apartment to the market. It is situated within walking distance of Launceston town centre and is being sold with no onward chain - making it a perfect buy for those looking to get on to the property ladder or landlords looking to add to their portfolio. The property briefly comprises of a bright and airy entrance hallway with doors leading off to the expansive lounge, kitchen / diner, two double bedrooms and fully fitted shower room. Although there is no allocated specific parking there is permit parking a short distance away subject to availability. The property is Grade II listed, heated via mains, gas fed radiators and falls within Council Tax Band A. Viewings are highly recommended to appreciate all that there is to offer.

ENTRANCE HALLWAY

Skimmed ceiling. Smoke sensor. Thermostat. Secure phone entry system. Burglar alarm system. Radiator. Walk-in storage cupboard sizeable for coat and shoe storage. Carpeted flooring. Skirting.

Further doors leading off to:

KITCHEN/DINING ROOM

13'5" x 8'1" (4.09m x 2.47m)
Maximum measurement taken. Skimmed ceiling. Smoke sensor. Wooden sash window to the rear aspect. A range of wall and base fitted units with roll edge worksurfaces with stainless steel sink with drainer and mixer tap. Ceramic tiled surround. Integrated oven/grill, hob, extractor hood and dishwasher. Glow worm combination boiler housed. Radiator. Space and plumbing for washing machine. Ample power sockets. Vinyl flooring. Skirting.

SHOWER ROOM

7'9" x 4'1" (2.37m x 1.26m)
Skimmed ceiling. Extractor fan. Corner shower walk in shower unit. Wash basin with tiled splash back and wall mounted mirror above. W/C with push flush. Heated towel radiator. Vinyl flooring. Skirting.

LOUNGE

14'11" x 14'7" (4.55m x 4.46m)
Skimmed ceiling. Picture rail. Two sash windows to the front aspect. Two radiators. Ample power sockets. Carpeted flooring. Skirting.

BEDROOM ONE

19'1" x 5'8" (5.83m x 1.75m)
Maximum measurements taken. Skimmed ceiling. Wooden sash window to the front aspect. Ample power sockets. Radiator. Carpeted flooring. Skirting.

BEDROOM TWO

14'8" x 7'6" (4.49m x 2.31m)
Maximum measurements taken. Skimmed ceiling. Wooden sash window to the front aspect. Ample power sockets. Radiator. Carpeted flooring. Skirting.

PARKING

There is no allocated parking with the property however permit parking situated close-by subject to availability.

TENURE

The property is freehold and has 999 year lease from 1 Jan 2007. There is a £25 per year ground rent and a service charge of £604.80 per year. The management company for the block are Construction and Real Estate Limited.

SERVICES

The property is connected to mains gas, water, electric and drainage. It falls within Council Tax Band A.

AGENTS NOTE

Please note there is a potential for a schedule of works to be completed to the fire system within the building but as such the management company do not have any further timings regarding this but any buyer will be updated as and when more is known.

MATERIAL INFORMATION

Verified Material Information

Council tax band: A
Council tax annual charge: £1561.69 a year (£130.14 a month)
Tenure: Leasehold
Lease length: 999 years remaining (981 years from 2007)
Property type: Flat
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No

Other electricity sources: No
Water supply: Mains water supply
Sewerage: Not known
Heating: Central heating
Heating features: None
Broadband: No broadband connection
Parking: None
Building safety issues: No
Restrictions - Listed Building: Grade II (related to shopfront on ground floor, no notable features in subject flat on 1st floor)
Restrictions - Conservation Area: Launceston CA
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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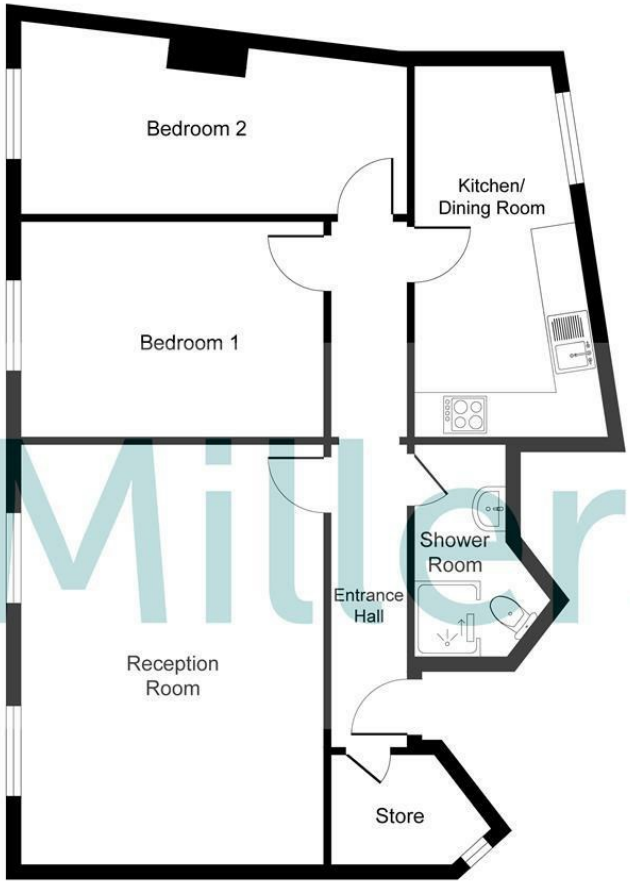
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Ground Floor

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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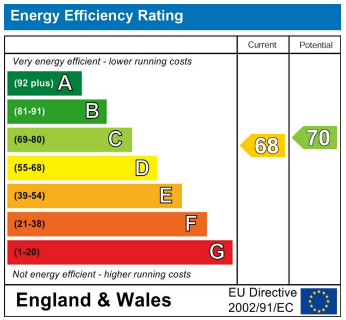

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Are You....
- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice

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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