

6 The Beeches

Launceston | Cornwall

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Guide Price £210,000







A stylish 2 double bedroom ground floor apartment in a sought after location with double patio doors opening onto a patio area overlooking the well tended communal gardens. This apartment is in a modern and well presented building along Windmill Hill and benefits from an allocated parking space alongside additional visitor spaces for the building. No Onward Chain.

Entrance to the building is via a communal hallway with a door into the apartment where there is a welcoming hallway with a storage cupboard and airing cupboard. A door provides access to the dining room which is open to both the living room and kitchen. The kitchen area has a range of eye and base level units under a granite worktop, together with various integrated appliances. The living room is dual aspect and enjoys light from the double patio doors that open out to a patio area and in turn the communal gardens.

There are 2 double bedrooms with the main bedroom being dual aspect with built-in wardrobes and the benefit of an en-suite shower room. Bedroom 2 is another double bedroom that shares use of the well appointed bathroom. The whole apartment is well presented throughout with modern decor and floor coverings.

The communal areas are well presented and the building has use of a lift serving all floors. The apartment has an allocated parking space plus visitors parking. The building has beautifully presented communal gardens with an array of mature trees shrubs and plants maintained by a contract gardener.







Situation

Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline alongside Plymouth and Exeter. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postal code for the property is PL15 9DL. What Three Words 'adopts.blinks.shifts' will take you to the development. The property can be found along Windmill Hill, just along the road from the entrance to Coronation Park.

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Entrance Hallway
With Airing Cupboard & Storage

Dining Room
10'6" x 11'3" (3.21m x 3.44m)
3.21m narrows to 2.30m

Living Room
14'2" x 10'6" (4.34m x 3.22m)

Kitchen
11'3" x 5'11" (3.43m x 1.82m)

Bathroom
7'1" x 6'1" (2.17m x 1.86m)

Bedroom
14'4" x 11'10" (4.39m x 3.62m)
3.62m narrows to 3.07m

En-Suite
6'0" x 4'4" (1.85m x 1.33m)

Bedroom
9'11" x 9'1" (3.03m x 2.78m)
3.03m narrows 2.50m

Services
Mains Gas, Electricity, Water & Drainage.
Gas central heating
Council Tax band C

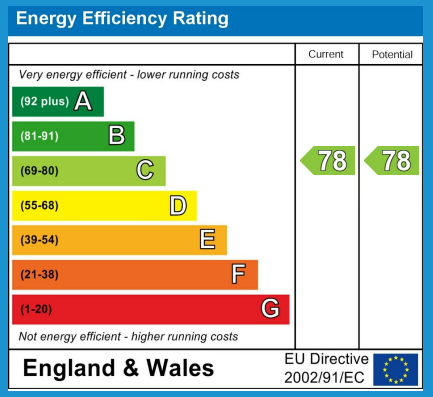
Agent Note
The vendors have informed us the property has the remainder of a 999 year lease granted in 2006. The current service charge is £138 per month.











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IMPORTANT:
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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