

Manaton Court

Launceston | Cornwall

view property

Town • Country • Coast

view property

Town • Country • Coast

Fixed Asking Price £59,500







A 1 bedroom rear aspect second floor retirement apartment located in a popular development within walking distance of Launceston town centre. The property is subject to a section 106 and is available at 70% of its market value to a local buyer.

The property features accommodation which includes an entrance hallway with a useful storage room. There is a spacious living room which is open-plan to a dining area where there is a patio door leading to the balcony. This is the perfect spot for sitting out with a view over the communal grounds. Double doors lead into the kitchen which has a range of wall and base units. There is a spacious double bedroom with useful built in wardrobes and a shower room.

Manaton Court was built by McCarthy & Stone and consists of 32 apartments arranged over four floors each served by a lift. It is a condition of purchase that residents be over the age of 60 years, or in the case of a couple, one over 60 and the other over 55 years. There are communal grounds, providing independent living alongside a communal aspect with a shared living room, laundry room and social events.

The property is marketed on a section 106 basis with a local restriction clause, with the purchaser having a local tie to the area for circa 3 years. It comes to the market with no forward chain.







Situation

Launceston is an ancient town steeped in History with the imposing Launceston 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 the Cornish peninsular 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 the City's of Plymouth and Exeter in the other direction. 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's coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode for the property is PL15 9DR. From the town centre, proceed out of town via Westgate Street and take the first left hand turning to Dunheved Road. Follow this road for a short distance where the development can be found on your left hand side.

www.viewproperty.org.uk

sales@viewproperty.org.uk

view property

Town • Country • Coast

Entrance Hallway

Boiler/Storage Room
6'4" x 3'4" (1.95m x 1.02m)

Living Room/Dining Room
22'10" x 10'9" (6.96m x 3.29m)
3.29m narrows to 2.15m

Kitchen
7'4" max x 7'3" max (2.25m max x 2.22m max)
Irregular Shape

Shower Room
6'9" x 5'6" (2.06m x 1.69m)
2.06m narrows to 1.66m

Bedroom
17'3" x 9'2" (5.26m x 2.80m)

Services
Mains Electricity, Water and Drainage.
Council Tax Band B.

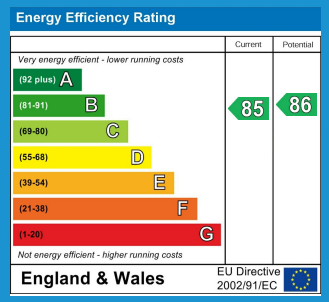
The vendor has informed us that the ground rent is £425 per annum and the current service maintenance charge is £4100 per annum.
£4100 covers the water & upkeep of the communal areas.

Agents Note
It is a condition of purchase that residents be over the age of 60 years, or in the case of a couple, one over 60 and the other over 55 years.

The property is under a Section 106, with a local restriction clause. The purchaser requires to have a local tie to the area for circa 3 years. Also in Housing Need and otherwise unable to afford a home on the open market. There is flexibility regarding the restriction after a period of time with agreement from Cornwall Council.

The property is owned by a relation of an employee at View Property.

Communal Area
The development offers the usage of communal areas such as a Living room, laundry room, private parking and well proportioned communal gardens to the side and rear. These areas are maintained as part of the service charge.





AML CHECKS:
To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

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.

01566 706706 | sales@viewproperty.org.uk
www.viewproperty.org.uk

The Property Ombudsman

view property
Town • Country • Coast