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Flat 5 North Hall Court





Town Centre 0.5 miles - North Cornish Coast 19 miles

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## Top floor apartment within a popular residential area of the town

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- Ideal Investment Opportunity
- Open Plan Living Area/Kitchen
- 2 Double Bedrooms
- En Suite Shower Room & Bathroom
- Communal Outside Space
- Parking Space

Offers In Excess Of  
£140,000



### SITUATION

The apartment is located in a sought after residential area, less than half a mile from the town centre. Launceston offers numerous shops, sporting and social clubs, fully equipped leisure centre and two 18-hole golf courses. There are doctors', dentists' and veterinary surgeries, 24-hour supermarket, M&S Food Hall and educational facilities available up to A-level standard. There is access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 network, main line railway station serving London Paddington and an international airport. To the south is the city of Plymouth with its extensive shopping facilities, deep water marina and regular cross channel ferry port serving northern France and Spain. To the north is the coastal resort of Bude with its sandy beaches and cliff walks.

### DESCRIPTION

A 2 bedroom top floor apartment with views across the town in a popular residential area. The property is ideal for first time buyers or as an investment opportunity.

### ACCOMMODATION

The accommodation is clearly illustrated on the floorplan and briefly comprises: a communal entrance leads to stairs to the first and second floors. On the second floor the property is found on your left hand side. The front door to the apartment opens into the entrance hall and leads through to the living area and kitchen with a vaulted ceiling and views over the town. The kitchen has a range of wall mounted units, base units and drawers with an inset stainless steel sink, cooker with a gas hob and extractor hood over, integrated fridge freezer and space and plumbing for a washing machine.

The hall leads down to the two double bedrooms and bathroom with a heated towel rail, basin and WC. Both bedrooms have doors leading onto a balcony which overlooks the rear. The master bedroom benefits from an en suite shower room with a basin and WC.

### OUTSIDE

A drive leads into the car park with a

designated single parking space for the apartment. A communal area of lawn offers an area of outside space to enjoy.

### SERVICES

Mains water, drainage, gas and electricity. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

### AGENT'S NOTE

The apartment is leasehold with a remaining 987 years on the lease. The ground rent is £90 per calendar month. The property is currently let with tenants that would ideally like to stay if the property is purchased as a buy to let.

Please note that the photographs shown were taken in 2018.

### VIEWING

Strictly by appointment with the vendor's appointed agents, Stags.

### DIRECTIONS

By car - From Pennygillam roundabout, take the exit towards the town centre. At the first traffic lights, turn right into Woburn Road. Follow Woburn Road until you see Launceston College in front of you, and continue around the sharp left hand bend into Dunheved Road. The property will be found on the right hand side, after a short distance.

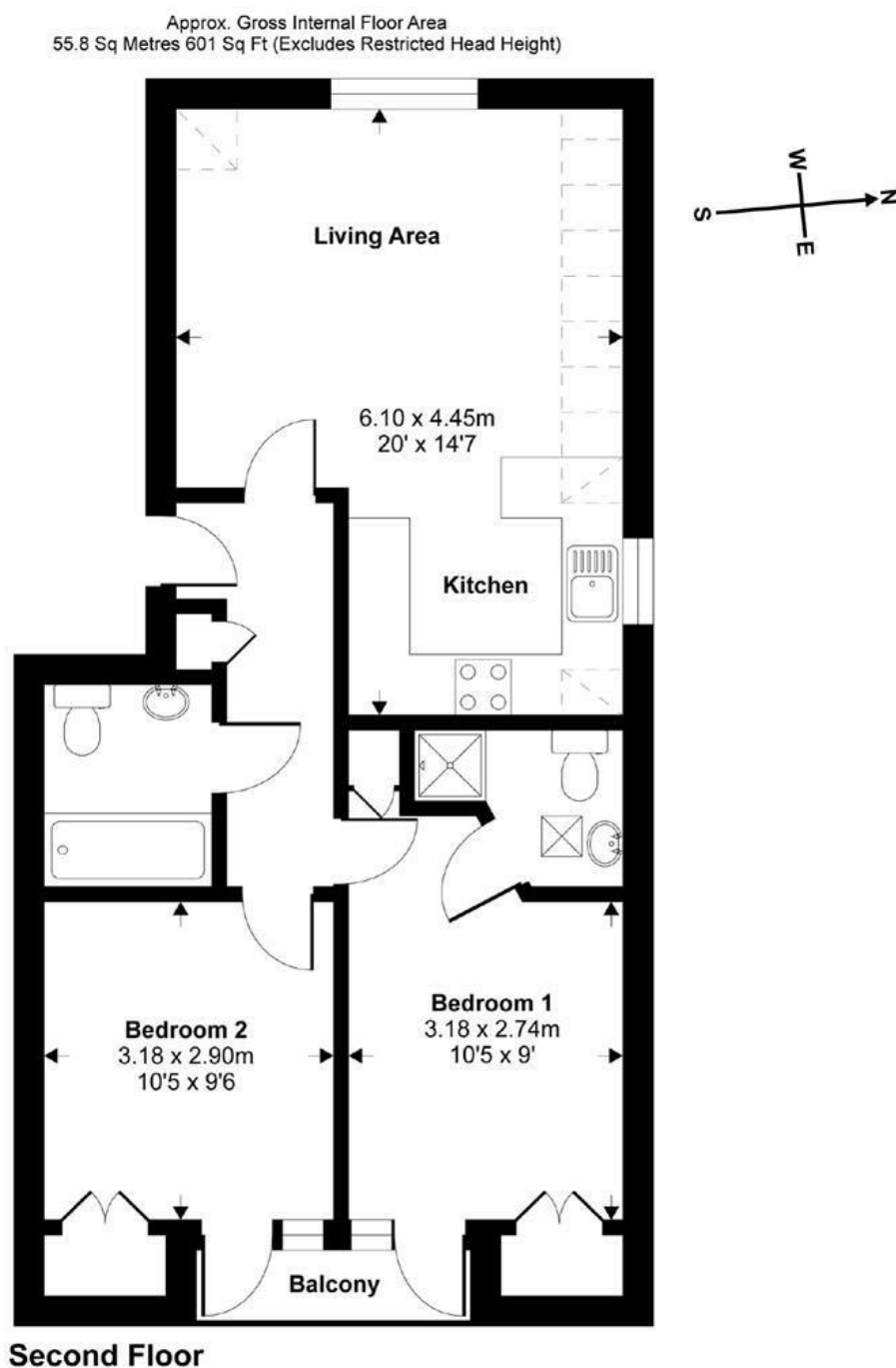
On foot - From the town, walk along Westgate Street passed John Whiting & Co Solicitors on the left hand side. Follow the road as it bears left into Dunheved Road, continue along for approximately 0.2 miles where you will see the property on the left hand side.

### RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01566 771800.







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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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