

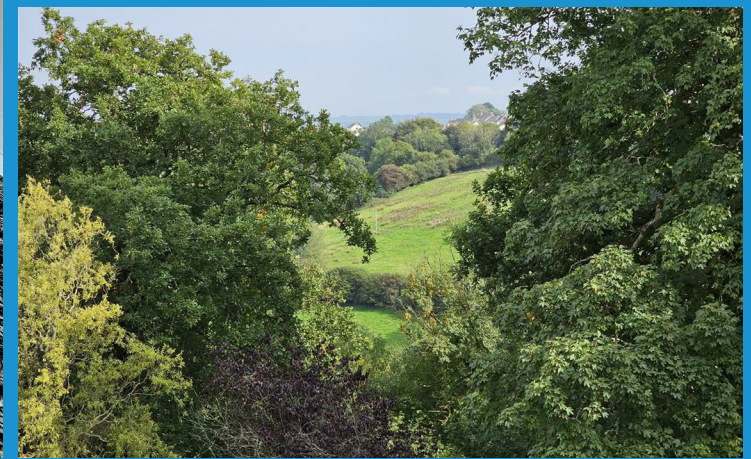


Pendruccombe Court, Tavistock Road

Launceston | Cornwall



Town • Country • Coast



A 2 bedroom retirement apartment situated in a popular location on the edge of the town with lovely views at the rear. The property is situated in a purpose built block for residents over the age of 55 and there is no onward chain.

Entrance to the building is via a locked security door into a communal hallway. Stairs lead to to the property in question. The property itself has an entrance hallway with useful cloaks cupboard. There is a kitchen with a range of fitted wall and base units. The living room is a generous sized dual aspect room and there are some lovely country views from the double doors with Juliette rail at the rear. There are 2 spacious bedrooms alongside the bathroom.

The property has a security intercom entry system and is offered for sale with communal parking available.



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 peninsula 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 coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

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Entrance Hallway

Kitchen

11'1" x 7'6" (3.39m x 2.31m)

Living Room

16'6" x 11'3" (5.05m x 3.45m)

Bedroom 1

12'8" x 11'4" (3.87m x 3.46m)

Bedroom 2

11'1" x 9'5" (3.40m x 2.88m)

Bathroom

7'1" x 6'3" max (2.16m x 1.93m max)

Services

Mains Electricity, Water & Drainage.

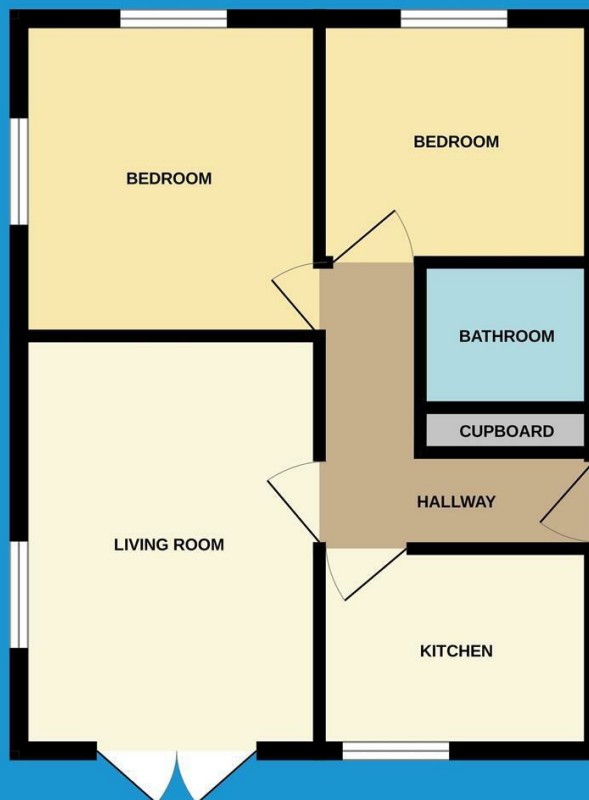
Electric Storage Heating.

Council Tax Band B.

Lease

The property lease expires in 2098 and the ground rent is a 'peppercorn rent'. The current service charge is £1606.00 per annum payable in two equal installments and you become a shareholder in the management company.

No pets are allowed on the lease.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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