



**Market Court**  
Launceston | Cornwall



Town • Country • Coast



A 1 double bedroom flat situated in the heart of the town centre in a popular building and featuring wonderful views across the town centre and the nearby Norman Castle. Recently redecorated throughout plus new floor coverings the property would be a perfect first time purchase or investment opportunity. \*\*\*NO CHAIN\*\*\*

You enter the property into a hallway with doors to all rooms. There is a telecom phone connected to the entrance door into the building. Ahead is the dual aspect sitting/dining room enjoying a view towards the town centre, nearby church and Norman castle. To the rear of this room is open plan access to the kitchen area with a range of white eye and base level units. Off the hallway is a door through to the double bedroom again with a great view. The bathroom has a matching 3 piece suite including a shower over the bath. Finally there is a door into a airing cupboard with a hot water cylinder.

The property is ideally located on the fringe of the town centre of Launceston with a wide range of local and national amenities. This property is situated within a purpose built set of apartments with a lift to all upper floors and the remainder of a 999 year lease.



### 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. Did you know? The very impressive Launceston Castle dates from Norman times. Before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia. The Cornish name is Lannstefan and Lannstefan is Cornish for Church of St Stephen.

### Directions

The postal code is PL15 8XA. What Three Words for the property is 'kilt.briskly.flannel' and this will take you directly to the property. From the square in the centre of Launceston bear left into Broad Street. Head straight ahead into Market Street, past Halifax PLC and Launceston Life. Follow the road until it starts to bear left and on your right-hand side you will locate Market Court.

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**Entrance Hallway**  
6'11" x 5'8" (2.11m x 1.73m)

**Living Room/Dining Room**  
11'7" x 11'3" (3.54m x 3.43m)

**Kitchen**  
6'5" x 6'1" (1.98m x 1.86m)

**Bedroom 1**  
12'2" x 9'0" max (3.71m x 2.75m max)

**Bathroom**  
9'0" x 5'10" (2.75m x 1.79m)

**Services**  
Mains Electricity, Water and Drainage.  
Council Tax Band A.  
Communal Laundry area within the building.

**Agent Note**  
The lease is held for 999 Years from 13th March 1992. There is a service charge of £100 per month.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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