



Prouts Mews
Launceston | Cornwall



Town • Country • Coast



Located in a popular development of flats just a stones throw from the town centre of Launceston is this spacious 2 bedroom flat. The property is in need of some updating and cosmetic TLC. The property is perfect for a first time buyer looking to put their own stamp on the property.

You enter into a hallway with a second door through into the flat. To the right hand side is the kitchen area housing ample base and eye level kitchen units. There is also space for a fridge-freezer and washing machine.

The living room is a generous size and offers space to be a living/dining room. There is also a set of french doors leading out onto a small patio area at the rear of the building. Adjacent to the living room is the family bathroom which again is a sizable room with a matching toilet basin, sink and walk in shower enclosure. There is also space in the bathroom for more storage if desired. At the front of the building there are two bedrooms. The second bedroom is the smaller of the two. The master bedroom is a generous double bedroom overlooking the rear.



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 (1.6 km) 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 whilst providing great access to Plymouth and Exeter and beyond. 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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Living Room
15'10" x 12'2" (4.85 x 3.73)

Kitchen
8'5" x 8'2" (2.59 x 2.51)

Bathroom
5'10" x 6'5" (1.80 x 1.98)

Bedroom 1
11'8" x 11'3" (3.58 x 3.44)

Bedroom 2
11'8" x 8'3" (3.58 x 2.52)

Services
Mains Electricity, Gas, Water & Drainage.
Gas Central Heating.
Council Tax Band A.

Lease
The freehold of the property is owned by Prouts Mews Management Company LTD, and each flat has a share of the freehold. The lease has a remainder of 999 years which commenced on the 1st March 2004. There is a service charge of £315.00 which is payable every 6 months.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(69-80) C		
(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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