



Westgate Mews

Launceston | Cornwall



Town • Country • Coast

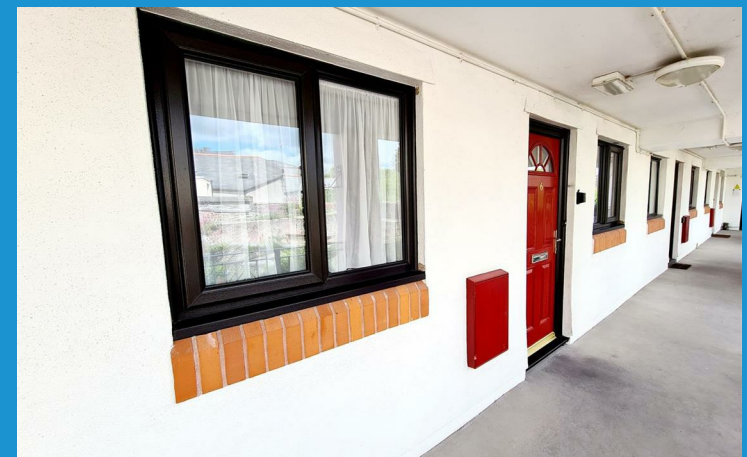
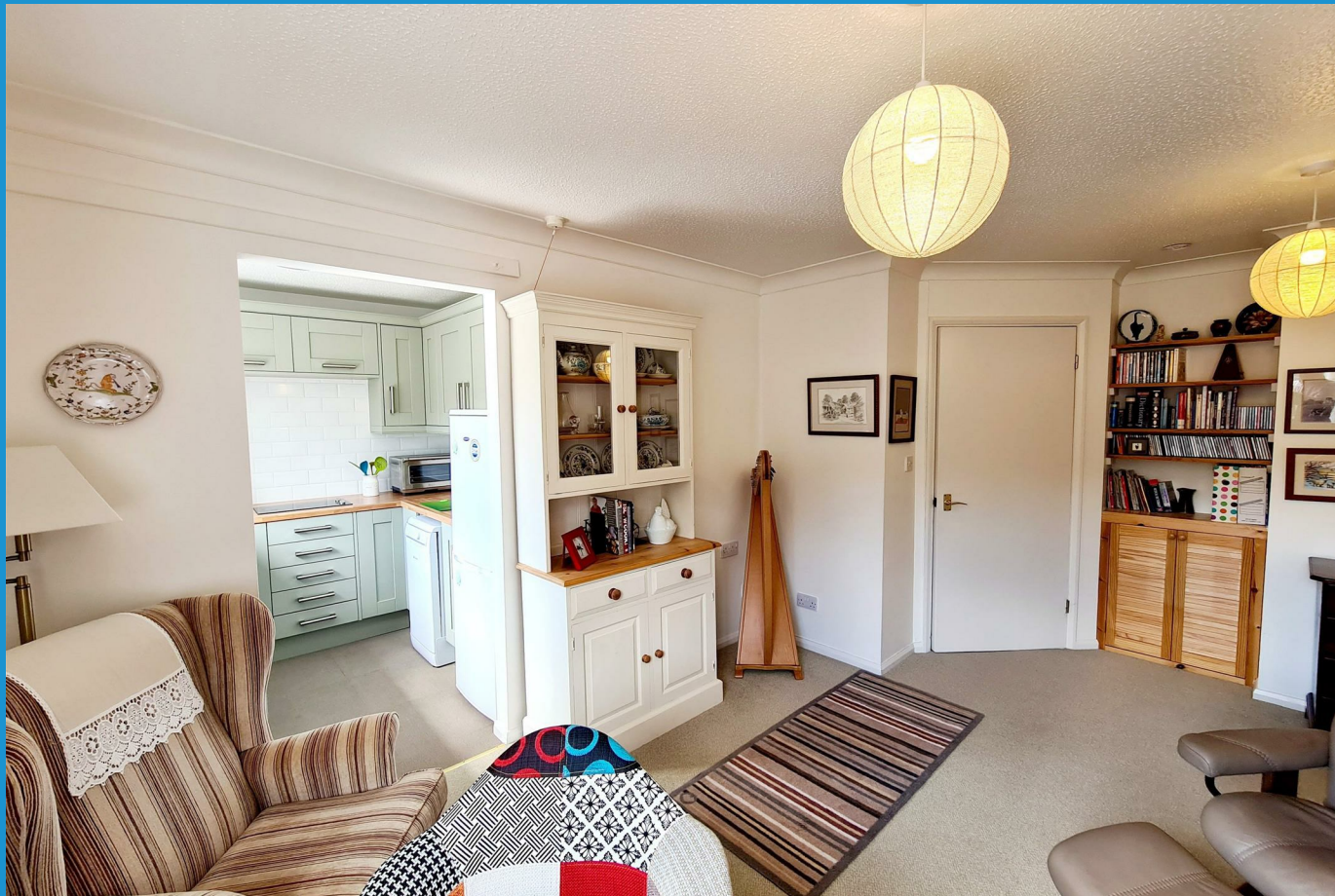


NO FORWARD CHAIN

Conveniently positioned taking advantage of the local amenities in the heart of the town centre is this stylish purpose-built first floor flat designed for those aged 55 and over. The property features 2 bedrooms and light and airy living accommodation with well presented décor and an impressive modern kitchen and bathroom.

To the rear of the property are two bedrooms each with built-in wardrobes. The master bedroom is a comfortable double whereas bedroom two is a good size single or possibly separate dining room if desired. The lounge/dining room is at the front of the building and opens to the modern kitchen which has an integrated hob with sage doors. The bathroom is a generous size and features a stylish modern white suite with white tiles alongside a feature lime central column and an airing cupboard.

The property has emergency pull cords in each room giving extra piece of mind. A communal balcony overlooks the beautiful Norman Castle. The building benefits from a lift serving all floors and secure residents parking on a first come first serve basis.



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

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Entrance Hallway

Lounge/Diner
14'7" x 11'7" (4.46m x 3.54m)

Kitchen
7'1" x 7'1" (2.18m x 2.18m)

Bathroom
7'1" max x 6'7" max (2.18m max x 2.03m max)

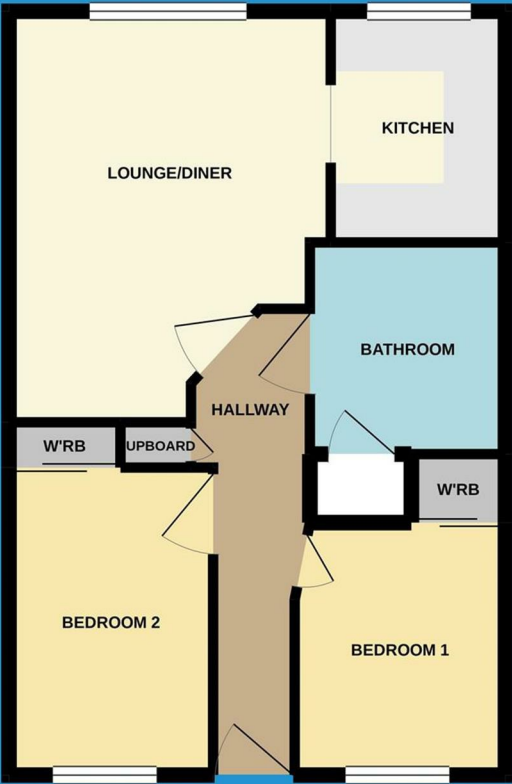
Bedroom 1
10'5" x 6'7" (3.20m x 2.03m)

Bedroom 2
12'3" x 8'9" max (3.75m x 2.68m max)

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

Agents Note
The apartment is available for the over 55's only and the vendor has informed us the month service charge for the property is currently £220.00.

The property has the remainder of its 125 year lease issued in 1991.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(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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