



Bounsalls Court  
Launceston | Cornwall



Town • Country • Coast



A well presented 1 bedroom ground floor apartment situated in the town in a tucked away position with the benefit of a parking space. The property has its own private entrance and the accommodation includes an open-plan living room and kitchen, double bedroom and a bathroom. There is a useful storage cupboard in the living room alongside fitted wardrobes in the bedroom.

The property may well appeal to buyers looking to be in the town centre and within close proximity of the shops and amenities. The windows are double glazed with heating provided via electric night storage heaters. There is a covered area at the front of the property where the current owner has a seating area with a table and chairs. The property location allows for a walk into the Town Centre for the local amenities and facilities.



### Situation

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's and Costa's 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 postcode for the property is PL15 9AB. What Three Words for the property is 'shrubbery.consults.birdcage' and this will take you directly to the property. From Launceston town centre follow the road around through the arch and take the left turning onto Madford Lane. At the end of Madford Lane where the road forks take the left and then left again on to Bounsalls Lane. The property can be found on the right handside opposite the library.

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## Entrance Porch

## Living Room

13'10" x 12'4" (4.22m x 3.77m)

## Kitchen/Dining Area

14'0" x 9'9" (4.28m x 2.98m)

## Bathroom

9'8" x 5'8" (2.97m x 1.75m)

## Bedroom

13'4" x 10'8" (4.08m x 3.27m)

Including Wardrobes

## Externally

Shared communal areas and one allocated parking space.

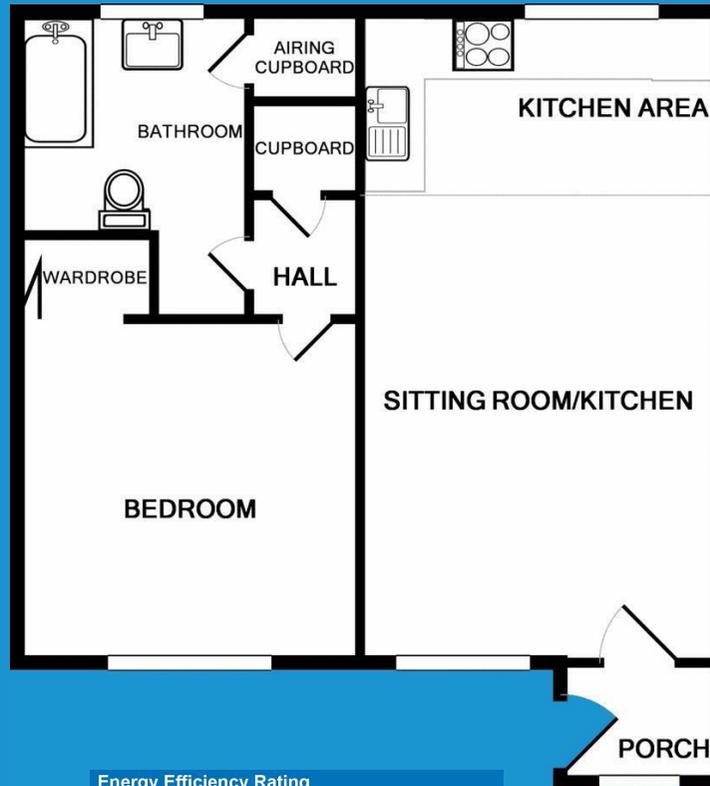
## Services

Mains Electricity, Water and Drainage.  
Electric Heating.  
Council Tax Band A.

## Agents Notes

There is a service charge of £95 per month. Each flat owner is part of the management committee for the site. There is the remainder of a 999 year lease which commenced on 28/02/1992.

No Pets Allowed



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | 62                         | 74        |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>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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