



## 2 bed retirement property to buy in PL15

Tavistock Road, Launceston, Cornwall,  
PL15 9HF

**£90,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Purpose built apartment for the over 55's
- ✓ Communal parking, garden and laundry room for practical day to day living.
- ✓ Lift Access to all floors
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A 2 bedroom retirement apartment situated in a popular location on the edge of the town with lovely far reaching 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 and straight into the property. The property itself has an entrance hallway with useful cloaks/airing cupboard. There is a kitchen with a range of fitted wall and base units with a rear aspect window taking full advantage of the great views and space for appliances. The living room is a generous sized dual aspect room and there are some lovely country views from the double doors with Juliette balcony at the rear. There are 2 spacious bedrooms and many of the residents use the second bedroom as a dining room or games room alongside the bathroom.

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

Entrance Hallway - With Airing Cupboard

Kitchen - 3.41m x 2.33m (11'2" x 7'7" ) -

Living Room - 5.05m x 3.48m (16'6" x 11'5" ) -

Bedroom 1 - 3.89m x 3.48m (12'9" x 11'5" ) -

Bedroom 2 - 3.40m x 2.77m (11'1" x 9'1" ) -

Bathroom - 2.23m x 1.94m max (7'3" x 6'4" max) -

Agent Note - The property lease expires in 2989. The current service charge is £1606 per annum. No pets are allowed on the lease.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 963

Annual Service Charge Amount: £1,606.00

Price: Starting Bid £90,000

Property Type: Retirement property

Parking: Communal

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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Contact your local branch today for more information on this property:

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