

LOT
109

Flat 2, 12a The Walk, Launceston, Cornwall PL15 8BP

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A vacant one double bedroom first floor flat, being one of three flats in this converted Victorian town house, retaining a wealth of character features throughout and having been refurbished. The property offers a spacious open plan living room with far reaching views over the townscape to the countryside beyond, marble fireplace and woodburning stove with additional electric wall heaters in all rooms and the kitchen area having integrated cooker, hood, fridge and freezer. To the rear of the property is a communal garden area.

Situated

The property is situated within easy walking distance of Launceston town centre and car parks, offering a comprehensive range of shops, cafes and public houses, educational and recreational facilities with supermarkets and retail parks on the outskirts of the town and excellent access to the A30.

Ground Floor

Communal entrance hall with front and rear access, fuse box and metre cupboards, with stairs rising to all floors.

Flat 2

Entrance hall, open plan lounge/kitchen/diner, bedroom with utility cupboard and further storage, shower room.

Auctioneer's Note

We understand that the flat currently has 63 years remaining on the lease and is suitable for cash purchasers only at the present time. We are informed that the vendor is in the process of initiating a lease extension and that the right to complete the process will be assigned to the purchaser.



General view of building

Viewings

Strictly by prior appointment with Fulfords Tavistock 01822 616121. General information Countrywide Property Auctions 01392 275691.

EPC Rating

D

Council Tax Band

A