

# 15 LAMELLION COURT LISKEARD PL14 4SZ



Well-presented one bedroom ground floor modern apartment set within a modern and secure gated development. The property is subject to a Section 106 and also over 55's scheme.

**Price £94,550**

On this popular development this lovely modern property is situated boasting lovely accommodation and is situated for easy access to the A38 and is only a short distance from the towns amenities and the mainline train station where this connects you to Plymouth and onwards to London Paddington. Liskeard is well placed with the popular south coast resort of Looe only being some 8 miles away with coastal walks and Bodmin Moor being easily accessible for numerous pursuits and miles of outstanding scenery. The property is a lovely apartment which is light and airy and has been kept in lovely condition by the current owner.

### **THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-**

The property can be found via a secure communal hall. There is also a lift which gives access to each floor within the building.

Entering the front door to this property into:

#### **HALLWAY: ENTRANCE HALL**

radiator, cloak cupboard, intercom.

#### **BEDROOM 1**

4.1 x 2.90 (13'5" x 9'5") (maximum) – windows to the front and sides, radiator.

#### **SHOWER ROOM/WC**

suite comprising low level wc, wash hand basin, shower cubicle with electric shower, partly tiled walls, window to the front, radiator.

#### **KITCHEN/LIVING/DINING ROOM**

5.65 x 4.12 (18'5" x 13'5") – two windows to the front, window to the side, two radiators, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, plumbing for washing machine, stainless steel sink unit, Ideal Logic combination boiler to heat water and radiators throughout.

#### **OUTSIDE**

Lamellion Court is a secure gated development and has lovely maintained communal gardens for the use of residents. The property has an allocated parking space and also benefits from having visitor parking spaces.

We understand there is a shared storage area in the communal hall which can be used by this property.

### **PLEASE NOTE**

This property is for over 55's only and is subject to a section 106 agreement whereby an applicant must have a "local connection" to Liskeard and comply with the Councils eligibility for an affordable home. Further details available on request.

A non-refundable fee is payable to the Council upon successful assessment to the proceedable purchaser. Further details available on request.

### **TENURE**

We understand that a 999 year lease is in place from 7<sup>th</sup> November 2014.

### **SERVICE/MAINTENANCE CHARGE**

The service charge currently payable to Lamellion Court Management is approximately £1400.00 per annum.

### **SERVICES**

Mains water, electricity, drainage and gas.

### **COUNCIL TAX BAND**

Band 'A'

### **EPC RATING**

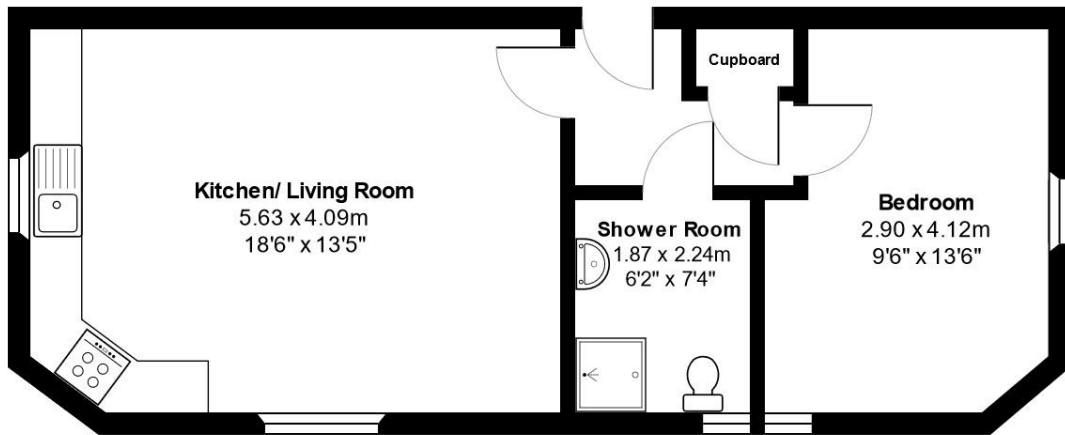
Band 'C'

### **VIEWING**

Strictly by prior appointment with the vendors agents – Jefferys 01579 342400







Lamellion, Station Road, Liskeard

Total Area: 43.8 m<sup>2</sup> ... 471 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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