

# 1C HIGHER LUX STREET LISKEARD PL14 3JU



Well presented two bedroom first floor apartment being offered to the market with vacant possession and no forward chain.

**Price £120,000**

This lovely modern property is situated 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 was converted only a short number of years ago and offered with vacant possession.

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

The property can be found via a private gate leading to a shared area with metal stairs down to the communal entrance door where the front door to this property can be found.

Entering the front door to this property into stairs leading up to:

#### **HALLWAY:**

Doors to all rooms, Drayton thermostat.

#### **OPEN PLAN LOUNGE/KITCHEN/DINER: 21' 3" X 12' 3" (6.47M X 3.73M) MAX**

Range of modern wall and floor units with working surfaces over and modern splashbacks. Inset stainless steel one and a half bowl sink unit with drainer and mixer tap, built in electric oven, electric hob and extractor hood over. Built in fridge/freezer and space and plumbing for a washing machine. Two Velux windows and Upvc double glazed window. Cupboard housing "Baxi" combi boiler serving domestic hot water and heating. Radiator.

#### **BEDROOM ONE:**

##### **12' 9" X 10' 0" (3.88M X 3.05M) MAX**

Upvc double glazed window and radiator.

#### **BEDROOM TWO:**

##### **15' 0" X 7' 9" (4.57M X 2.36M)**

Upvc double glazed window and radiator. Storage area.

#### **BATHROOM**

##### **6' 6" X 6' 3" (1.98M X 1.90M)**

Modern white suite comprising panelled bath with shower over and screen, tiled splashback, wash hand basin with vanity unit under, WC, chrome effect towel rail and extractor fan. Upvc double glazed obscure window.

#### **OUTSIDE**

This property benefits from an outside store which is of a good size and is individual to this property along with a gravelled area which the tenants have various pots and plants. A metal external stair case leads down to the property and is shared by this property and 1B.

#### **TENURE**

We understand that the property is being sold as a Leasehold property with a Share of the Freehold being offered once the transaction is complete to a new purchaser.

#### **SERVICES**

Mains water, electricity, drainage and gas.

#### **COUNCIL TAX BAND**

A

#### **EPC RATING**

D

#### **VIEWING**

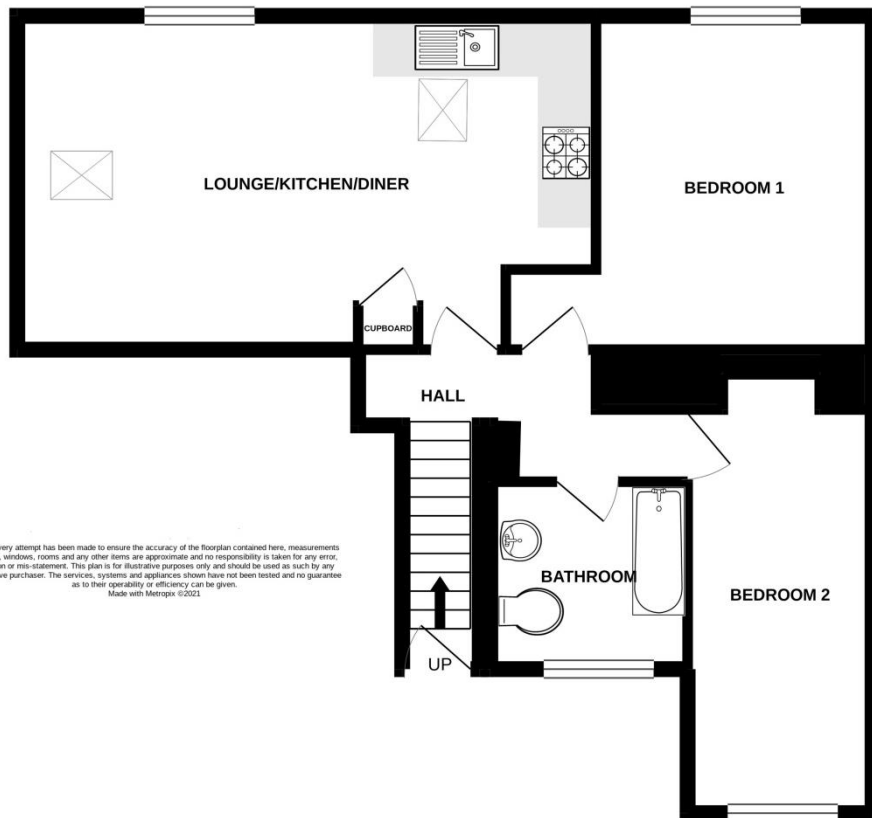
Strictly by prior appointment with the vendors agents – Jefferys 01579 342400.

#### **DIRECTIONS**

Proceed from Pound Street and head towards Higher Lux Street, a pedestrian walkway with "Castle View" will be located on the corner of this junction. Proceed up this walkway and a wooden gate to enter into the shared area will be on your left hand side.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67   D	67   D
39-54	E		
21-38	F		
1-20	G		

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