



MAGNOLIA COURT, LISKEARD

****BUY TO LET INVESTMENT****

GROUND FLOOR MODERN APARTMENT IN A SECURE LOCATION CLOSE TO TOWN CENTRE

*** ENTRANCE HALL * FULLY FITTED KITCHEN/LIVING ROOM * BEDROOM * BATHROOM *
GAS FIRED CENTRAL HEATING * UPVC DOUBLE GLAZING
* FITTED CARPETS & LAMINATE FLOORING**

Price: Guide £90,000

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LISKEARD

This ground floor apartment is situated in a purpose built, secure location in the centre of the town of Liskeard. The property has a tenant in situ, who shall remain in the property which is being offered to the market as an investment property with no forward chain.

THE ACCOMMODATION COMPRISES with approximate MEASUREMENTS: -

Shared entrance foyer.

ENTRANCE HALL

Fitted carpet, pendant light, smoke alarm, security entry phone, central heating thermostat.

KITCHEN/LIVING ROOM

16' 7" x 13' 0" (5.05m x 3.96m) maximum.

Range of fitted units including stainless steel inset sink, integrated dishwasher, fridge and freezer, cupboard housing gas central heating boiler, base and wall units, roll edged work surfaces, built-in stainless steel gas hob and electric oven with extractor hood over. Laminate flooring, TV point, double glazed windows to front, three pendant light points, radiator.

BEDROOM

11' 6" x 11' 9" (3.50m x 3.58m) maximum.

Two double glazed windows to front, TV point, fitted carpet, radiator.

BATHROOM

White suite comprising panelled bath, telephone mixer shower attachment and shower screen. Low level WC, pedestal wash hand basin, towel radiator, extractor fan, vinyl flooring, mirror with vanity light over. Part tiled walls.

SERVICES

Mains water, electricity, drainage and gas.

COUNCIL TAX Band 'A'

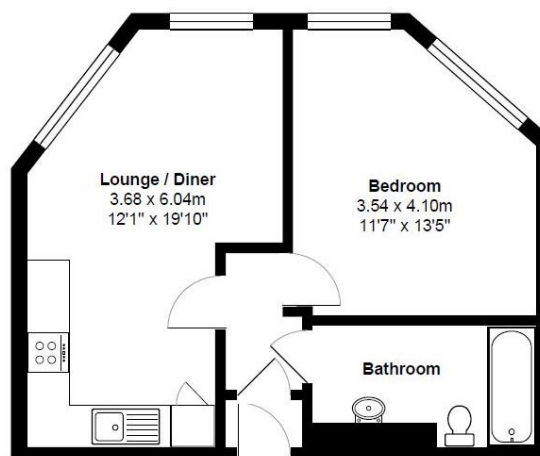
EPC RATING Band 'C'

VIEWING

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

AGENTS NOTE

Historical pictures are being used for marketing purposes. The current rent passing amounts to £475 pcm. The current lease length for this property is 999 years from 2007. The service charge is £80.00 per month including ground rent



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