

# 21 LAMELLION COURT LISKEARD PL14 4SZ



Well presented two bedroom first 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 £100,650**

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 door where stairs lead to the first floor where this property is situated. There is also a lift which gives access to each floor within the building.

Entering the front door to this property into:

#### **HALLWAY:**

Doors to all rooms, double door to storage cupboard with slatted shelving, Honeywell thermostat, intercom telephone and radiator.

#### **LOUNGE:**

##### **13' 9" X 11' 6" (4.19M X 3.50M)**

Two double glazed windows, one being a large tall window to the ceiling, both with tiled sills. Radiator.

#### **KITCHEN:**

##### **8' 9" X 8' 0" (2.66M X 2.44M)**

Range of modern wall and floor units with working surfaces over. Inset stainless steel one and a half bowl sink unit with drainer and mixer tap, built in "Belling" electric double oven, "Belling" gas hob and extractor hood over. "Lec" fridge freezer, "Hotpoint" dishwasher and "Hotpoint" washing machine to remain at the property. "Ideal" combi boiler serving domestic hot water and heating. Large double glazed window, extractor fan.

#### **BEDROOM ONE:**

##### **12' 0" X 10' 4" (3.65M X 3.15M) MAX**

Built in wardrobes with hanging rails and shelving, large double glazed window and radiator.

#### **BEDROOM TWO:**

##### **10' 0" X 8' 6" (3.05M X 2.59M)**

Double glazed window and radiator.

#### **SHOWER ROOM**

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

Modern white suite comprising shower cubicle, WC and pedestal wash hand basin, double glazed obscure window, chrome effect towel rail and extractor fan.

#### **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.

#### **SERVICE/MAINTENANDE CHARGE**

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

#### **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.

#### **SERVICES**

Mains water, electricity, drainage and gas.

#### **COUNCIL TAX BAND**

B

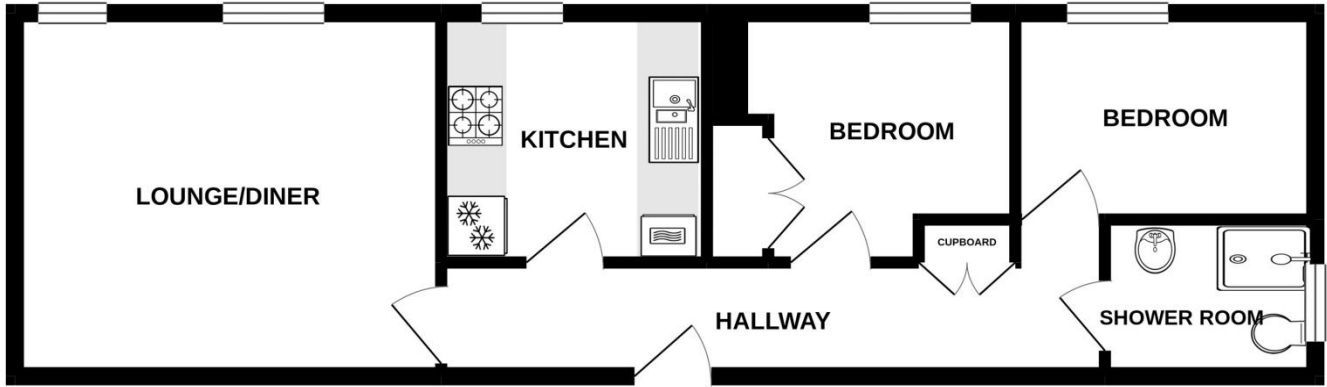
#### **EPC RATING**

C

#### **VIEWING**

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





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   c	74   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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