

34 Market Court, Launceston PL15 8XA

Guide Price £79,950



Town • Country • Coast



A 1 double bedroom flat situated in the heart of the town centre in a popular building, which features wonderful views across the town centre and the nearby Norman Castle. Requiring a degree of updating and modernisation, the property would be a perfect first time purchase or investment opportunity. ***NO CHAIN***

You enter the property into a hallway with doors to all rooms. There is a telecom phone connected to the entrance door into the building. Ahead is the front aspect sitting/dining room enjoying a fantastic view towards the town centre, nearby listed church and Norman Castle. Off this reception room is open plan kitchen area with range of eye and base level units. Off the hallway is a door through to the double bedroom again with a great view. Double doors open into a large built in wardrobe. The bathroom has a matching 3 piece suite including a full length bath. Finally off the hallway there is a door into a airing cupboard with a hot water cylinder.

The in-house launderette available to residents at Market Court located on the ground floor.

This facility is well-maintained by the management company and offers residents the convenience of using a range of washing and drying machines without the need to install their own appliances within a private flat, or journey outside to a public launderette.

The property is located on the fringe of the town centre of Launceston with a wide range of local and national amenities. This property is situated within a purpose built set of apartments with a lift to all upper floors and the remainder of a 999 year lease. Although the property requires updating this gives a purchaser a great opportunity to add their own stamp. The apartment is offered with no forward chain.

Entrance Hallway

Sitting Room / Dining Room
3.96m x 3.14m (12'11" x 10'3")

Kitchen
1.98m x 1.92m (6'5" x 6'3")

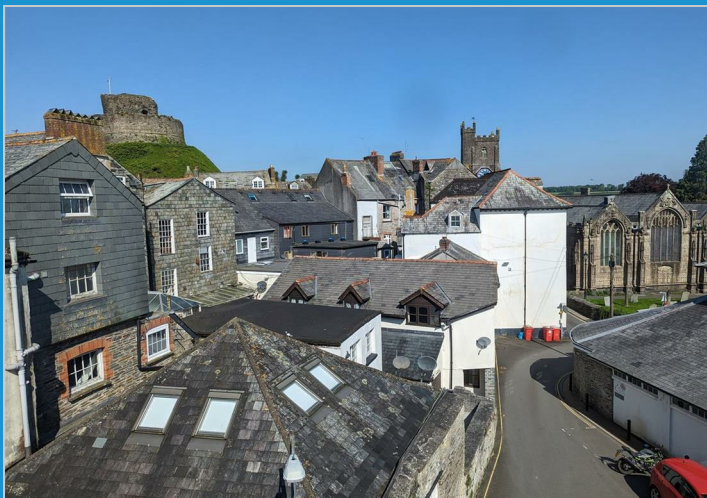
Bedroom 1
3.51m x 2.72m (11'6" x 8'11")

Bathroom
1.97m x 1.70m (6'5" x 5'6")

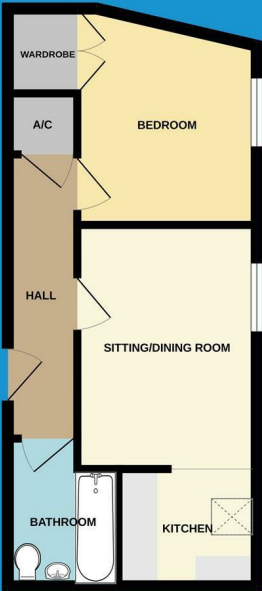
Services
Mains Electricity, Water and Drainage.
Council Tax Band A

Agency Note
Maintenance Charge: TBC
Ground Rent: TBC
Leasehold Expiry: TBC

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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