



Bodmin Office  
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## Royffe Way Bodmin

A ground floor one bedroom apartment situated within a Grade II listed building in a popular residential development within one mile of town centre amenities. Benefiting from one allocated parking space.

- \*Entrance hall \* Living room\* Kitchen \*
- \* Double bedroom \* Bathroom
- \* Gas Central heating \*
- \*Strong residential letting history \*
- \*Allocated parking space \*

**Price: £92,500**



**ACCOMMODATION IN DETAIL, ALL MEASUREMENTS ARE APPROXIMATE.**

Front door through to entrance porch with space for outerwear and shoes. Door through to the hallway with doors off to the Bedroom, Bathroom and Living room. Directly ahead of you is the family bathroom, a white suite comprising of wash hand basin, WC and bath with tiling to water sensitive areas.

Off to the right a door opens into a room currently being used as a lounge with large windows to the front elevation. At the opposite end of the hallway a door open to a good-sized room currently being used as a bedroom with large windows to the front elevation, there is ample space for a double bed along with wardrobes and further bedroom furniture. Adjacent to this room is the kitchen with a fully fitted and equipped kitchen comprising wood effect floor-based units with worktops over and matching wall mounted units. Inset stainless steel sink and drainer with storage cupboard under. Other integrated appliances include undercounter fridge, washing machine, worktop mounted four ring gas hob with oven under. A large window to the rear elevation provides a good degree of natural light. There is a further pantry space to the rear of the kitchen providing storage space, this is where the Zanussi gas central heating boiler is located.

**Allocated parking space.**

**MAIN ROOM DIMENSIONS:**

**Living Room: 3.2 x 3.4**

**Bedroom 3.1 x 5.1**

**Kitchen 2.2 x 2.9**

**Bathroom 2.2 x 1.4**

**Tenure**

Leasehold with the remainder of a 999 year lease that commenced in 2002. Maintenance and ground rent is £110 per month.

**EPC BAND: Awaited**

**COUNCIL TAX BAND: A**



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