



Bodmin Office  
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Bodmin  
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## Remembrance House, Bodmin

**\*\*No Onward Chain\*\***

A modern and well-presented two double bedroom ground floor apartment on the western fringes of Bodmin benefiting from an allocated parking space.

\*Open plan kitchen living area \* Modern fitted kitchen \* Two double bedrooms \* Family bathroom  
\* Gas central heating \* Allocated parking space \*

**Price: £159,950**



1 Remembrance House is a well presented two double bedroom ground floor apartment situated on a popular modern residential development with allocated parking space. The property is approximately 1.5 miles from Bodmin town centre which caters for all day-to-day amenities and boasts primary schools, secondary schools, two colleges and a leisure centre. The A30 is close at hand providing fantastic links up and down the county.

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

External front door to a communal hallway with stairs to further floors and an internal door through to a shared hallway with the main door into No.1 Remembrance House.

The front door opens out into a spacious hallway with large storage cupboard and doors leading off to all rooms. To the right is the open plan kitchen living room with two large windows providing a great degree of natural light. There is a fully fitted modern kitchen to one end of the room with vinyl flooring, floor based and wall mounted units with worktops over, space and plumbing for washing machine and undercounter fridge freezer. Integrated electric oven with four ring gas hob over and extractor fan. Stainless steel sink and drainer. Cupboard containing wall mounted "Ideal" boiler. To the other end is a living area with space for sofas and other living furniture.

On the opposite side of the hallway is a large family bathroom with white suite comprising pedestal wash hand basin, WC, panel bath with shower over, tiled splashbacks and obscured window to the side.

At the far end of the hallway are the two bedrooms, both large enough for a double bed and further bedroom furniture.

### **Allocated parking space.**

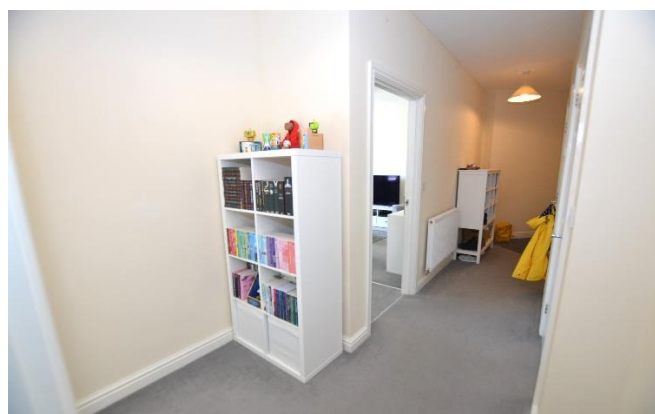
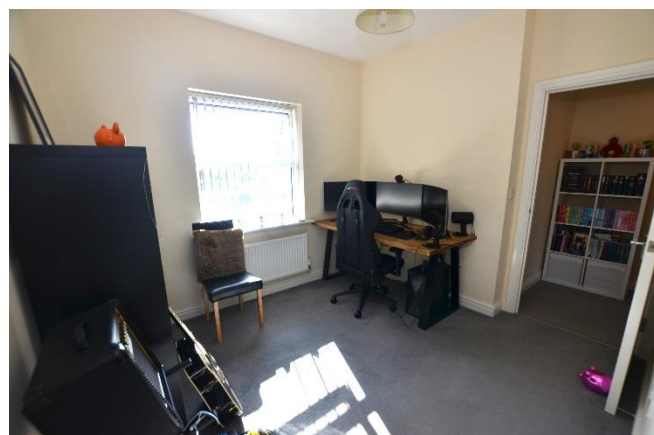
Kitchen Living area: 6m x 3.7m (narrowing to 2.8m)

Bedroom One: 3.8m x 3.1m (narrowing to 2.4m)

Bedroom Two: 2.9m x 2.8m (into alcove)

**EPC BAND: B COUNCIL TAX BAND: A**

**Agent Note: Leasehold with the remainder of a 999 year lease commencing 1/1/2015. Annual service charge 26/12/22 – 25/12/22: £1178.67. Ground rent: £251.44**



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