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55 St. Nicholas Street,  
Bodmin,  
PL31 1AF

**\*\*NO ONWARD CHAIN\*\*** A ONE DOUBLE BEDROOM  
FIRST FLOOR FLAT WITH OPEN PLAN LIVING SPACE  
LOCATED WITH HALF A MILE OF THE TOWN CENTRE.  
BENEFITS FROM ONE ALLOCATED PARKING SPACE  
PLUS VISITOR PARKING, VERY STRONG RESIDENTIAL  
LETTING POTENTIAL. 999 YEAR LEASE.

**\*ONE DOUBLE BEDROOM \*OPEN PLAN LIVING SPACE  
\*BATHROOM \*ALLOCATED PARKING SPACE \*VISITOR  
PARKING \*VERY STRONG RESIDENTIAL LETTING  
POTENTIAL**

**Price: £95,000**



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

Accessed via a metal staircase to the rear with door opening to the communal hallway. Intercom system is found at the front of the property. A front door opens to the flat.

**HALLWAY:** Wall mounted receiver for intercom system. Double doors to airing cupboard housing immersion tank. Doors to bathroom, double bedroom and lounge.

**OPEN PLAN LIVING AREA**



**LOUNGE:** 12ft3 max into window x 13ft6 max. Double glazed bay window to the front, night storage heater. TV and phone points. Archway to kitchen.



**KITCHEN AREA:** 7ft4 max x 6ft9 max. Double glazed window to the front. Floor based units comprising cupboards and drawers with work surfaces over. Inset sink and drainer with mixer tap. Space for cooker and washing machine. Tiled splashbacks, wall mounted storage units.



**DOUBLE BEDROOM:** 10ft10 max x 10ft4 max. Double glazed window to the rear, electric panel heater.



**BATHROOM:** 5ft8 x 5ft2. Solid wood parquet floor. Low level WC, pedestal basin, panel bath with mixer tap and shower attachment. Wall mounted electric shower. Tiled splashbacks.



**OUTSIDE:** The property occupies a pleasant setting off St Nicholas Street, surrounded by mature trees. There is an allocated parking space to the rear, visitor space and communal washing line.



**EPC BAND: C**

**COUNCIL TAX BAND: A**

**AGENT'S NOTE:** We understand this property is offered with the remainder of its 999-year lease and pays a service charge of £48pcm or £576pa. Ground Rent is charged at £50 per annum.