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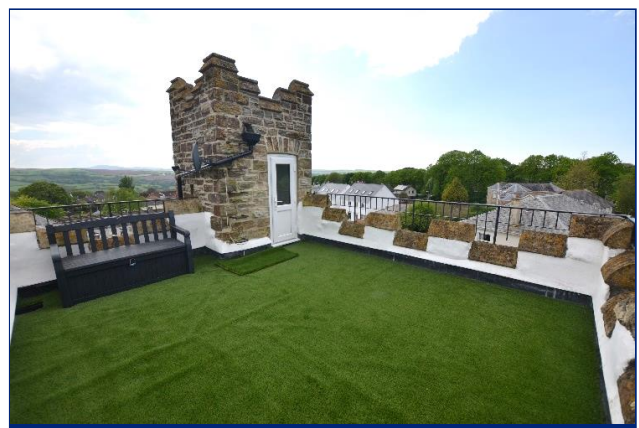
## St Marys Road Bodmin

An exciting opportunity to purchase a beautifully presented unique and characterful one double bedroom apartment within a converted former Convent benefiting from a private rooftop terrace, beautiful communal gardens, and parking.

### **\*\*NO ONWARD CHAIN\*\***

- \* Large entrance hallway
- \* Modern kitchen
- \* One double bedroom
- \* Family bathroom
- \* 19' Living/Dining room with exposed beams
- \* Private rooftop terrace with fantastic views
- \* Well maintained communal garden with many mature plants and trees
- \* Parking space
- \* Outside store
- \* Gas Central heating

**Price: £159,950**



An exciting opportunity to purchase a one double bedroom apartment within a converted former Convent on the Western side of town within a gated development.

The property benefits from a parking space and private roof top terrace boasting fantastic views and accessed via the original spiral staircase. There are also communal gardens that are beautifully maintained and kept with private seating spaces and a profusion of specimen plants.

### The Property

The property is accessed via a communal door, by a secure intercom, through to an entrance area. Stairs from here leads up to a landing with the front door for No.10. Through this door a spiral staircase provides access to the apartments accommodation and also continues up to the private rooftop terrace.



Internal door to the apartment opens to the inner hall with exposed timber flooring, doors lead off to the kitchen, shower room, bedroom, and the open plan living dining room.



The kitchen benefits from modern fitted floor based and wall mounted with work surfaces over comprising both cupboards and drawers. Inset ceramic sink and drainer unit with storage under. Range of fitted appliances including electric oven and gas hob with extractor hood oven, undercounter fridge, washer dryer and new wall mounted central heating boiler.



Adjacent to the kitchen is the shower room, a fully tiled dual aspect room comprising a modern suite - vanity unit with wash hand basin and fitted wall mirror above, WC, curved corner shower with mains powered rainfall shower head, handset and heated towel rail.



At the end of the hallway a door to the left opens through to the double bedroom and to the right is the open plan living area. The bedroom is of great size with space for a double bed, wardrobes and other bedroom furniture. A Velux window provides great natural lighting.





The Living area is a fantastic living space with exposed timber beams, exposed floorboards, Velux windows offering lovely views over the gardens.



## Outside

The spiral staircase from the hallway leads up to a door opening onto the private roof terrace offering 360 views across the town and beyond. The Convent of Mercy is set within superb communal gardens which has been well maintained. There are mature hedges and shrubs creating secluded private seating areas and a variety of plants and flowers. In addition to this there is an outside store which offers great storage. To the front of the property is the parking area, for which each property has a parking space.

## Tenure

Leasehold. Remainder of a 999-year lease that commenced in 2003, peppercorn ground rent and service charge of £1680 per annum. Service charge includes window cleaning, maintenance of communal areas and garden.

Agents note – There is a restriction on this property preventing holiday letting.

### Approximate sizes:

**Kitchen:** 8 x 6'3

**Living Dining room:** 19'8 x 18'6

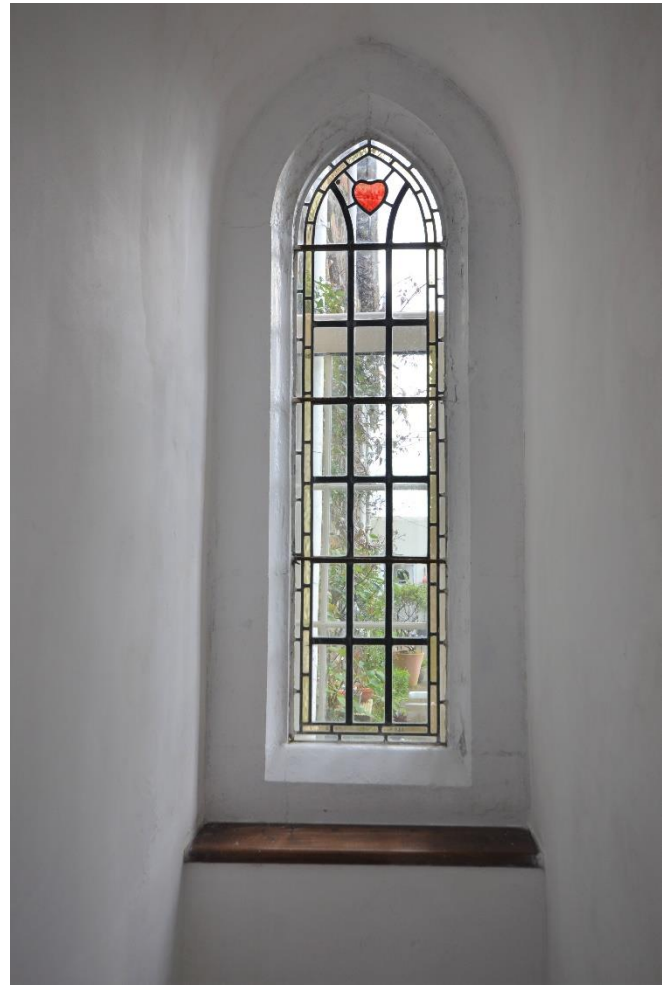
**Bedroom:** 13'7 x 11'9

**Bathroom:** 8 x 4'6



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These details are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract