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## FLAT 4, 14 CASTLE STREET, BODMIN, PL31 2DU

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

A well presented two bedroom first floor flat with allocated parking space situated within Bodmin's conservation area, a quarter mile from Bodmin town centre and high street.

\*Lounge \*Kitchen \*Bathroom \* Two Bedrooms \* Gas Fired Central Heating \*Allocated Parking Space \*Strong Residential Letting Potential\* Communal cellar with allocated storage space \*

**Price: £125,000**



## ACCOMMODATION IN DETAIL, ALL MEASUREMENTS ARE APPROXIMATE.

This two bedroom flat is situated in a converted period building within Bodmin's Conservation area, and is within a quarter mile of the main town centre. It benefits from an allocated parking space and offers strong residential letting potential.

It is entered via a communal rear entrance, with stairs leading up to the front door. The front door opens into the entrance hallway which has doors leading off to all main rooms.



The Living room **4.9m x 4.3m** has a feature bay sash window looking onto Castle Street and a second window to the side elevation. The room is of generous size with a fireplace housing a gas flame fire and radiator, there is ample space for a family sized dining table alongside living room furniture. Doors lead off to the kitchen and the shower room.



The kitchen **2.8m (max) 2.3m (min) x 2.3m** has a single glazed sash window to the front elevation, wood effect vinyl flooring, a range of storage units with wooden effect work surfaces over, inset stainless steel sink and drainer, integrated oven with ceramic hob over, space and plumbing for washing machine and wall mounted boiler.



The bathroom **2.2m x 1.8m** is adjacent to the kitchen and comprises a modern fitted suite with pedestal wash hand basin, WC and double shower cubicle with wall mounted shower.



There are two bedrooms situated at the rear of the apartment, the larger of which is a double room **3.6m x 3m (max) 1.9m (min)** and has a single glazed sash window to the side elevation and radiator. The smaller of the rooms is a generous single bedroom **2.7m x 1.9m** with window to the rear elevation and radiator.



**Outside** – Accessed via an external door to the side of the property is the communal cellar store. Flat 4 has its own allocated storage space.

**AGENTS NOTE:** The property benefits from a share of the Freehold. The original length of the lease is 999 years which commenced in 1988. There is a monthly maintenance charge of £75 with no other charges for ground rent.

**EPC BAND: Awaited Council Tax Band: A**