



Bodmin Office
46-48 Fore Street
Bodmin
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The Old Manor House, Bodmin

A spacious and well appointed, ground floor one double bedroom apartment located in this Grade II listed building in the heart of Bodmin town centre. Offers a fantastic residential letting potential with strong monthly returns and benefits from private patio area.

****Fantastic residential letting potential****

* Open plan living space * One double bedroom with fitted wardrobes * Modern wet room * Private patio area * Period features throughout * Gas central heating

Price: £120,000



A rare opportunity to purchase a spacious one-bedroom ground floor apartment in the centre of Bodmin town centre. The property would be considered suitable for an investment opportunity, the accommodation has been modified to be suitable for wheelchair access, with the installation of a wet room, wide doorways and sloped where necessary. For extra security a gate has been installed with coded access from Fore Street.

The Property

Front door opening into entrance hallway with space for outerwear and shoes. Storage cupboard containing wall mounted gas central heating boiler. Door opening in the open plan living space.

The **Open plan living space 6.3m x 3.3m (widening to 4.6m)** boasts wood effect flooring, high ceilings and feature window to the front elevation overlooking the patio. To one end of the room is a fully fitted kitchen with matching floor based and wall mounted units comprising both cupboards and drawers with work surfaces over. Integrated appliances including stainless steel sink and drainer unit with splashbacks and storage underneath, electric oven with four ring gas hob over, full length fridge freezer, space and plumbing for washing machine. There is also ample space for a dining table and living room furniture at the far end of the room and a feature alcove with fitted shelving and inset lighting. A door opens into an inner hallway with doors to bedroom, bathroom and storage cupboard.

The **Bedroom 4m x 2.8m (plus wardrobes)** is a generous sized room with large window to the rear elevation, wood effect flooring, large, fitted wardrobe with sliding doors and central heating radiator. There is ample space for a king-sized bed along with further bedroom furniture.

Adjacent to the Bedroom is the **Wet room 2.4m x 1.6m** with white suite comprising pedestal wash hand basin, WC and wall mounted electric shower with pull around shower curtain. There is also a large chrome heated towel rail and tiling to the water sensitive areas.

Outside

To the front of the property is a private patio with space for a outdoors seating area and for some potted plant.

AGENTS NOTE: We understand the apartment is on a 999-year lease which commenced in 2007.

The apartment pays a monthly charge of approximately £100 per month which includes building maintenance, cleaning and servicing of communal areas and building insurance.

EPC BAND: Awaited

COUNCIL TAX BAND: A





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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