



Bodmin Office  
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## College Lane, Bodmin

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

A one bedroom first floor apartment located on College Lane with accommodation briefly comprising open plan kitchen lounge diner, double bedroom, family bathroom and parking space.

\*Open plan kitchen, Lounge, Diner \* Double bedroom  
\* Family bathroom \* Allocated parking space \*Double glazing and gas central heating \*Excellent residential letting potential or considered ideal for first time buyers\*

**Price: £94,950**



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

Main door opens to communal hallway with stairs leading up to the central landing and internal doors off to individual apartments.

Door to:

Entrance hallway with central heating radiator, space for coats and shoes, doors off to open plan living space and kitchen, family bathroom, double bedroom. There is also a generous storage cupboard housing gas central heating boiler.

Open plan Living/Dining Room 3.2m x 7m situated to the front of the property with window to the front elevation, central heating radiator and doorway through to kitchen area. 2.3m x 2m. The kitchen comprises matching floor based and wall mounted wood affect units with work surfaces over, space for washing machine, four ring gas hob and integrated oven, sink and drainer unit with storage under.



The bathroom is of good sized and comprises a white suite with wash hand basin, WC, Panel bath with wall mounted mains powered shower and central heating radiator.



**Agents Note**

The ground rent is £10 PA and the service charge is £573.84 PA.

**Leasehold – Approximately 977 years remaining.**

**EPC BAND: C**

**COUNCIL TAX BAND: A**



The Bedroom 3.1m x 2.6m is adjacent to the living room with window to the front, built in wardrobe, central heating radiator and space for double bed and further bedroom furniture.

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