

4 RIVERSIDE COURT



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Lostwithiel PL22 0BS  
Price: £75,000



£75,000



46-48 Fore Street, Bodmin,  
PL31 2HL  
01208 74182

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728

4 RIVERSIDE COURT



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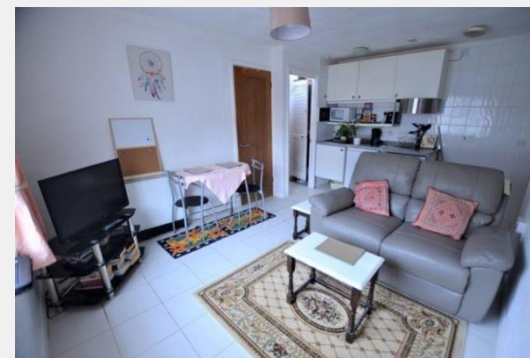
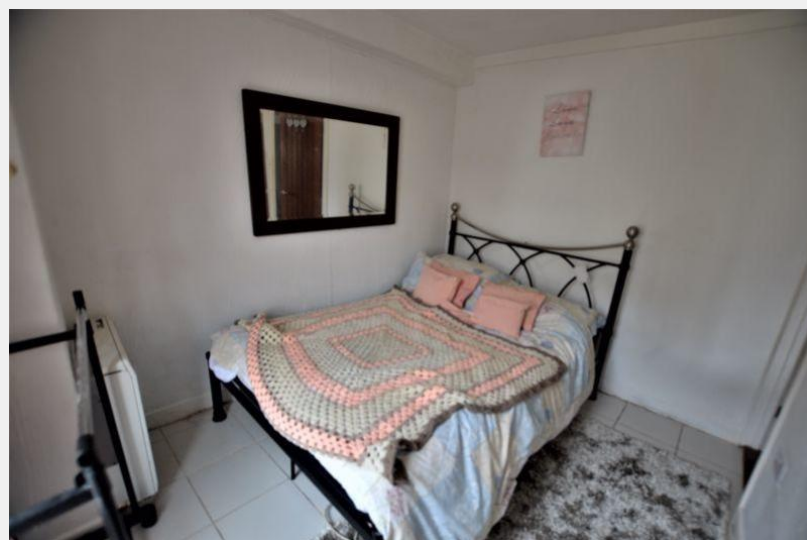


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Welcome to 4 Riverside Court — a charming ground-floor, one-bedroom flat tucked away in the heart of the lovely town of Lostwithiel. Just a short, level walk will take you to the town centre, where you'll discover a welcoming selection of local shops, a community centre, and a mainline railway station offering regular services to London Paddington.

Inside, the flat offers a bright and comfortable living space, with UPVC double glazing, economy seven heating, and easy-to-maintain tiled flooring throughout. Through the shared hallway, you'll find your own private entrance leading into a spacious open-plan kitchen and living area — perfect for relaxing or spending time with friends. The separate bedroom provides a peaceful, cosy retreat, while the bathroom includes both a bath and a wall-mounted shower for your convenience.

An allocated parking space is available right outside, adding to the ease of everyday living.

We warmly invite you to come and view this lovely home for yourself — it's the perfect little spot to settle in and enjoy all that this welcoming Cornish town has to offer



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### KEY FEATURES

- Ground-Floor One-Bedroom Flat
- Prime Riverside Location
- Short, Level Walk To Lostwithiel Town Centre
- Open Plan Living And Kitchen Area
- Separate Double Bedroom
- Private Entrance Via Shared Hallway
- Allocated Parking Space Directly Outside
- Successful Rental History
- Close To Mainline Railway Station



what3words - ///strikers.receiving.steady

### SERVICES

HEATING – ELECTRIC STORAGE HEATER

WATER – METER

SEWERAGE - MAINS



Local Authority – Cornwall Council

Council Band - A

Tenure – Leasehold

The property is held on the remainder of a 99-year lease that commenced in 1986. The property is liable for Ground rent of £50 annually and 1<sup>st</sup>/8<sup>th</sup> total maintenance fees for the building. This includes building insurance, general repairs, maintenance and cleaning of internal and external communal areas.

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### SCHOOLS

- Lostwithiel School 1 Mile
- Red Moor School 2.9 Miles
- Lanlivery Primary Academy 2.9 Miles

### TRANSPORT LINKS

- Lostwithiel Railway Station 2-minute walk
- Short drive to join the A30
- Bus stop 1 minute walk

### EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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