

# 6 ST MARYS GARDENS



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Bodmin, PL31 2UR

Guide Price: £219,950



46-48 Fore Street, Bodmin,  
PL31 2HL  
01208 741782

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728

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Converted in the early 2000's the apartment is located within a magnificent building, constructed in 1907 and used by the Catholic Church. The building has undergone extensive renovation but still retains the original character.

Located approximately 3/4 of a mile away from the town centre of Bodmin with a wide range of everyday amenities and shopping facilities. The building is entered via a large timber door with entry system into the main central stairwell.

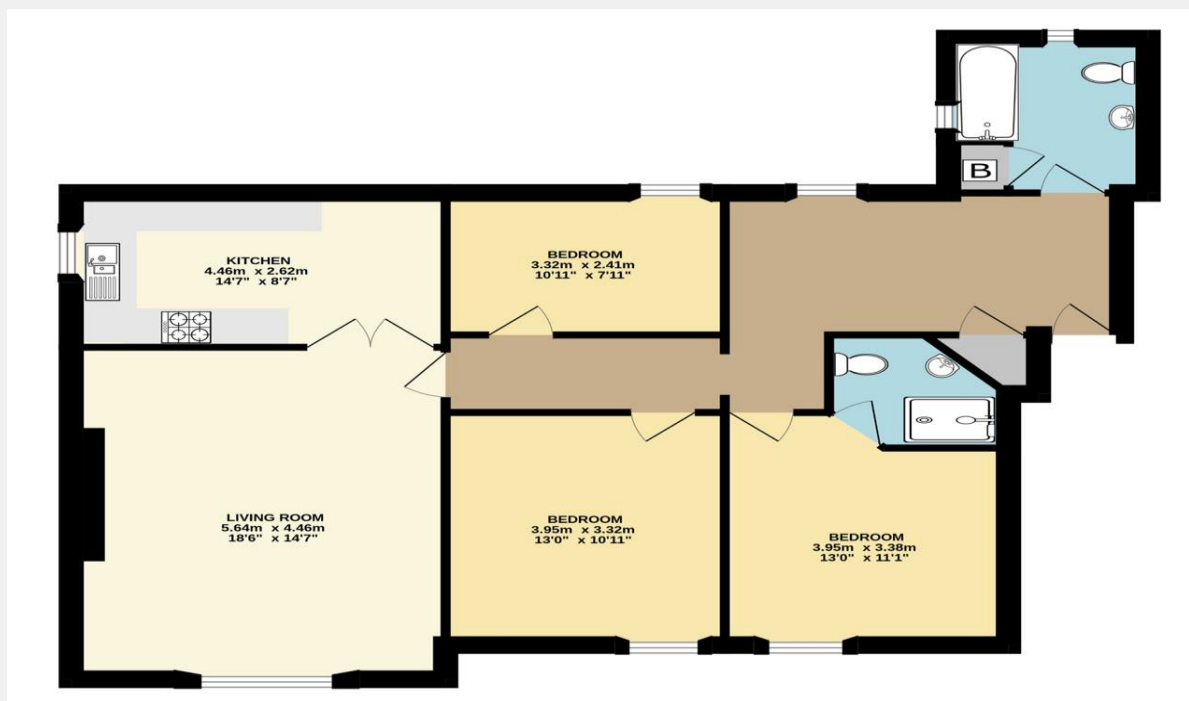
The front door opens out into the entrance hallway with high ceilings and feature archways, the main bathroom is immediately in front of you with a white suite comprising pedestal wash hand basin, WC and panel bath. There is a good sized storage cupboard with Worcester Bosch gas central heating boiler and fitted shelving.

The hallway leads to the other end of the apartment, to the front elevation are two double bedrooms both with windows to the front, ample space for double bed, the master bedroom boasts an ensuite shower room with pedestal wash hand basin, WC and shower cubicle with wall mounted shower. To the rear elevation is the third bedroom, a good-sized single bedroom with further wardrobe space.

To the far end of the hallway is a generous living room with large windows to the front providing great natural light.

Double doors from here open into a kitchen breakfast room. There is a fully fitted kitchen with floor based and wall mounted units with work surfaces over and tiled splashbacks, sink and drainer unit with cupboards under, integrated appliances including four ring gas hob, oven and dishwasher. Space for dining table.

There is communal garden space to the front and rear of the property and an allocated parking space to the front with additional visitors parking.



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## KEY FEATURES:

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

- Entrance hall
- Living room
- Kitchen breakfast room
- Three bedrooms
- En-suite to master bedroom
- Family bathroom
- Gas fired central heating
- Period features throughout
- Off road parking
- Communal gardens
- High ceilings
- Intercom system

## Agents Note

This property benefits from a share of the freehold of St Mary's Gardens and therefore does not pay a ground rent. It is offered with the remainder of the original 999 year lease commencing 2001.

St Marys's Gardens is a managed development, with a monthly management charge of £200. It covers buildings insurance, window cleaning, grounds maintenance, building maintenance, other cyclical maintenance and outside re-decoration.

**EPC BAND: C**

**COUNCIL TAX BAND: C**

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