



Bond
Oxborough
Phillips

Changing Lifestyles

19 Tower Street
Launceston
PL15 8BQ

Asking Price - £120,000



Changing Lifestyles

01822 600700
Tavistock@bopproperty.com

Situated in a highly convenient location within easy walking distance of both local facilities and national retailers, this well-presented first floor apartment offers an excellent opportunity for first-time buyers or buy-to-let investors alike. The property forms part of a small block of just four homes and benefits from a secure private entrance shared with only one other apartment.

Internally, the accommodation is spacious and well-maintained, featuring three generously sized bedrooms and a bright, welcoming reception room. On entering the building, stairs lead directly to the apartment's front door. The entrance hallway includes a handy built-in storage cupboard.

The sitting room enjoys a front aspect with a large picture window that frames attractive views over the surrounding countryside and across to Dartmoor. The kitchen/breakfast room is a particularly good size, fitted with a range of modern eye- and base-level units, with ample space for a table and chairs. Adjoining this is a separate utility room, offering space for white goods, coats, and shoes, while also providing an outlook towards Launceston Castle.

The three bedrooms all benefit from fitted wardrobes, with the two largest being comfortable doubles enjoying pleasant outlooks. The shower room has been stylishly updated by the current owners and features a contemporary double shower enclosure, complemented by a separate WC.

Outside, a generous communal area offers space for seating, socialising, or drying laundry, and each property has an allocated, lockable external store – ideal for bins, recycling, or bicycles.

Lease & Charges:

Managing Agent: Cornwall Council

Lease Term: Expires 2114

Ground Rent: £10 per annum

Service/Maintenance Charge: £450.60 per annum (includes building insurance, reviewed annually)



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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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