



Apartment 3, Webbs House

The Parade, Liskeard, Cornwall, PL14 3HW

KIVELLS

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Guide Price £90,000

Two bedroom first floor flat in the prominent Webbs House

Well proportioned living space throughout

Situated in the town centre, close to amenities & public transport

Ideal for first time buyers or investors

For sale with the benefit of no onward chain

Webbs House is an architect designed Grade II Listed building



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Description

Situated in the centre of Liskeard town, this well maintained and spacious two bedroom first floor flat presents an exceptional opportunity for those seeking convenience and comfort in equal measure.

The property welcomes you with a generous entrance hall with a large storage cupboard, providing access to all principal rooms and offering a sense of space from the moment you arrive.

The living / dining room is bright and airy, featuring ample space for both relaxation and entertaining, while the large window allows natural light to flood the room and create a warm, inviting atmosphere. The kitchen is well designed, boasting a range of fitted units, plentiful worktop space and integrated appliances, making it ideal for home cooking and casual dining.

Both bedrooms are well proportioned offering ample room for a double bed and additional furnishings. The bathroom is modern, fitted with a contemporary suite that includes a bath with overhead shower, wash basin and W.C, all finished to a good standard.

Located moments from a wide selection of shops, cafes, restaurants and transport links, the flat is ideally placed for those who wish to enjoy the full benefits of town centre living, with amenities and services at your doorstep.

The property is presented in good decorative order, allowing for immediate occupation, and would suit a range of buyers including first time purchasers, downsizers and investors alike. The flat has been successfully run as a holiday let by the current vendor.

With its combination of space, condition and location, this two bedroom first floor flat offers a rare chance to secure a well appointed home in the heart of town, with every convenience close to hand.



Accommodation

Entrance via wooden panelled door into:

Entrance Hallway

Radiator, built in double storage cupboards, telephone point, intercom, doors off to all rooms.

Living Room

Coving to ceiling, radiator, wooden single glazed window to side elevation.

Kitchen

A range of fitted wall and base units with roll top work surfaces over incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and electric extractor fan over, space and plumbing for washing machine, space for fridge freezer, radiator.

Bedroom

Coving to ceiling, radiator, wooden single glazed windows to the front elevation.

Bedroom

Coving to ceiling, radiator, wooden single glazed window to front elevation.

Bathroom

Low-level WC, pedestal wash hand basin, bath with panel surround and glazed screen over with electric shower over, radiator.



Services

Mains electricity, water, drainage & gas central heating

 EE Rating - C

 Council Tax Band - B

 Directions

What3Words – feasted.stop.prank. Access via Pike Street.

 Virtual Tour

[https://
tour.giraffe360.com/26a5bfd5a7a5427caf68448f618aa508](https://tour.giraffe360.com/26a5bfd5a7a5427caf68448f618aa508)

Tenure

Leasehold.

The property is Leasehold on a 999 year Lease with 984 years remaining as of May 2019.

Last year's service charge was £632 and the Ground Rent was £100. The buildings insurance premium is separate, this was £934 last year.

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Viewings strictly by appointment only

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Agents Note

The property is situated on the first floor of Webbs House, with access via a lift aswell as a double width staircase.



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