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# 4 THE ROYAL TALBOT, LOSTWITHIEL, PL22 0AG

A FIRST FLOOR SPACIOUS TWO BEDROOM APARTMENT  
SITUATED IN THE HEART OF LOSTWITHIEL WITH  
PARKING SPACE AND PRIVATE PATIO AREA.

ENTRANCE HALL \* SITTING ROOM \* KITCHEN/DINING  
ROOM \* TWO DOUBLE BEDROOMS \* BATHROOM \* GAS  
CENTRAL HEATING \* NEW WINDOWS \* LEVEL WALK TO  
ALL AMENITIES \* PATIO \* PARKING SPACE \*



**PRICE: £169,950**

A spacious two-bedroom apartment forming part of the Royal Talbot Hotel. The property benefits from the gas central heating and new sash windows. It also has the benefit of a small, enclosed patio and a parking space.

Lostwithiel town centre is close at hand and offers a range of facilities which cater for day to day needs. Within the town there is an overall fantastic "community spirit". There is a mainline railway station with a regular service to London Paddington. The main A390 runs through the town and offers easy traffic links to Bodmin, Liskeard and St Austell.

#### **THE ACCOMMODATION WITH APPROXIMATE SIZES IS AS FOLLOWS:**

Communal hallway leading to Flat 4:

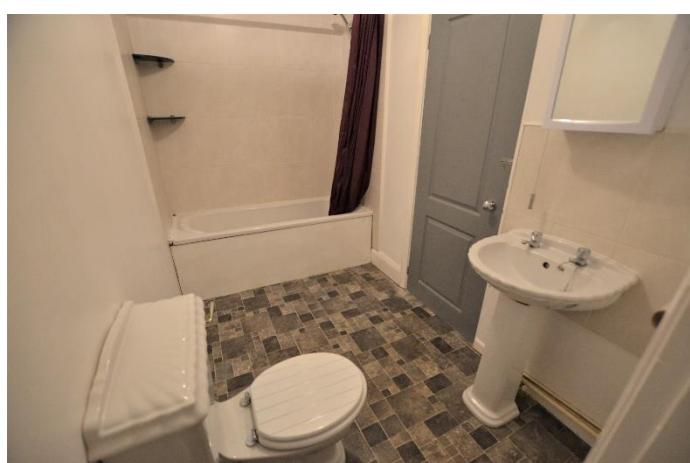
Front door to:

**ENTRANCE HALLWAY:** Central heating radiator. Electric meters. Doors to:

**LIVING ROOM:** 4.45m x 5.2m (narrowing to 3.2m). A triangular shaped room with two sliding sash windows offering pretty views down North street of the church. Central heating radiator.



**BATHROOM:** Vinyl flooring. Pedestal wash hand basin with tiled splashback. Low level WC. Bath with shower attachments and tiled splashbacks. Extractor fan.



**KITCHEN/DINING ROOM:** 3.7m x 2.5m (widening to 3.10m). Vinyl flooring. Sun tunnel. Range or wooden floor-based units comprising of cupboards and drawers with work surfaces over and matching wall mounted units. Built in oven and ceramic hob. Space for fridge freezer and washing machine. Worcester boiler.



**BEDROOM:** 3.35m x 3.18m. Sliding sash windows. Central heating radiator.



**BEDROOM:** 4.26m x 2.66m Sliding sash windows. Central heating radiator. Door to:



**OUTSIDE:** Terrace with fencing.

#### **PARKING SPACE**

**TENURE:** The property is held on a 999 year lease. For further details please enquire with The Property Shop.