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52 BRUNEL QUAYS LOSTWITHIEL PL22 0JB

A WELL PRESENTED TWO BEDROOM DUPLEX
ON THIS SOUGHT-AFTER RIVER FRONTING
DEVELOPMENT.

- ENTRANCE HALL • KITCHEN/DINING ROOM • LIVING ROOM WITH BALCONY AND VIEWS OVER THE RIVER • STUDY • CLOAKROOM • MASTER BEDROOM WITH EN-SUITE SHOWER ROOM • DOUBLE BEDROOM • FAMILY BATHROOM • GAS CENTRAL HEATING • CAR PORT •



PRICE: £340,000

52 Brunel Quays is a well presented two-bedroom Duplex with a balcony and views over the river. The property benefits from gas central heating

Lostwithiel town centre is immediately at hand with a range of shops which cater for day to day amenities. The town is well known as an antique centre and there are a number of popular pubs and well known restaurants. Lostwithiel also boasts a mainline railway station with a regular service to London Paddington.

THE ACCOMMODATION WITH APPROXIMATE SIZES IS AS FOLLOWS:

FRONT DOOR TO:

ENTRANCE HALL: Stairs to:

LANDING: Central heating radiator. Cupboard. Stairs to second floor. Doors to:

LOUNGE: 5.7m x 3.4m. Central heating radiators. Patio doors out to balcony offering views over the river. Spotlights.



KITCHEN/DINER: 5.52m (MAX) x 3.21m. Central heating radiators. Full length window to the front. Cupboard housing combination boiler supplying central heating and domestic hot water. Modern fitted kitchen comprising floor-based units and matching wall mounted units with work surface over. Stainless steel sink and drainer. Plumbing for washing machine and dishwasher. Gas hob with extractor. Built in oven. Space for fridge freezer.



STUDY: 2.5m x 1.4m (widening to 1.7m). Central heating radiator. Window to front.

Stairs from landing leading to:

SECOND FLOOR LANDING: Central heating radiator. Storage cupboard. Doors to:

BEDROOM ONE: 5.8m x 4.4m (narrowing to 3.4m and 2.6m). Central heating radiators. Velux windows. Doors to:



EN-SUITE: Tiled floors and tiled walls. Pedestal wash hand basin. Low level WC. Shower cubicle with wall mounted shower. Heated towel rail. Extractor fan.

BEDROOM TWO: Central heating radiators. Velux windows.



BATHROOM: Tiled floors and tiled walls. Pedestal wash hand basin. Low level WC. Panel bath with shower over. Spotlights. Extractor fan.

CAR PORT AND COMMUNAL BIN STORE.

TENURE: The property is held on a 999 year Lease and has a share of the Freehold.

EPC BAND: Awaited

COUNCIL TAX BAND: C