



ESTATE AGENTS  
LETTING AGENTS  
VALUERS  
SURVEYORS  
AUCTIONEERS

Tel: 01208 872728

26 Fore Street  
Lostwithiel  
Cornwall PL22 0BL

E-mail: lostwithiel.prop@btconnect.com

# 50 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
- UTILITY ROOM • CLOAKROOM • MASTER BEDROOM WITH EN-SUITE SHOWER ROOM AND FITTED WARDROBES
- SECOND DOUBLE BEDROOM WITH FITTED WARDROBES • LARGE ATTIC SPACE WITH FITTED LOFT LADDER • FAMILY BATHROOM
- GAS CENTRAL HEATING • CAR PORT •



**PRICE: £340,000**

50 Brunel Quays is a well presented two-bedroom Duplex with a balcony and views over the river. When first built the current owners opted for high specification extras to include higher quality and more kitchen units to include a peninsula style kitchen and the addition of loft storage. The property benefits from gas central heating and recently renewed fitted carpets throughout.

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 WITH FEATURE COLOURED GLASS INSERTS TO:

ENTRANCE HALL: Stairs to:

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

CLOAKROOM: Tiled floor. Central heating radiator. Pedestal wash hand basin with tiled splashbacks. Close coupled WC. Spotlights. Extractor fan.

LOUNGE: 5.7m x 3.4m. Central heating radiators. Feature modern electric fireplace. Patio doors out to balcony offering lovely uninterrupted views over the river. Feature window through to Kitchen/Diner. Spotlights.



**KITCHEN/DINER:** 5.52m (MAX) x 3.21m. Wood effect flooring. Central heating radiators. Full length window to the front. Cupboard housing gas combination boiler supplying central heating and domestic hot water. Peninsula style kitchen with high quality wooden units comprising both floor-based units and matching wall mounted units with work surface over. Stainless steel sink and drainer. Plumbing and space for washing machine. Integrated dishwasher. Five ring gas hob with extractor over and electric double oven. Integrated under counter fridge.



**UTILITY (Originally designated as a bedroom):** 2.5m x 1.4m Tiled floor. Central heating radiator. Window to front. Built in shelving. Coat hooks.

Stairs from landing leading to:

**SECOND FLOOR LANDING:** Central heating radiator. Storage cupboard. Loft access with retractable concertina fitted ladder. Doors to:

**BEDROOM ONE:** 5.8m x 4.4m (narrowing to 3.4m and 2.6m). Central heating radiators. Velux windows. Quality fitted furniture including wardrobe and corner unit. Door to:



**EN-SUITE:** Central heating radiator. Tiled walls. Pedestal wash hand basin. Close coupled WC. Shower cubicle with wall mounted shower. Extractor fan. Spotlights.

**BEDROOM TWO:** Central heating radiators. Velux windows. Quality fitted wardrobe and further modern unit comprising cupboards and drawers.



**BATHROOM:** Tiled walls. Pedestal wash hand basin. Close coupled WC. Panel bath with shower over. Spotlights. Extractor fan. Heated towel rail. Spotlights.

**EPC BAND: AWAITED**

**COUNCIL TAX BAND: C**

**OUTSIDE: CAR PORT AND COMMUNAL BIN STORE.**

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



[www.thepropertyshopcornwall.co.uk](http://www.thepropertyshopcornwall.co.uk)