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1 CHARTER HOUSE ALBERT TERRACE LOSTWITHIEL PL22 0AF

A SPACIOUS THREE BEDROOM FIRST FLOOR
APARTMENT IN A PROMINENT HISTORIC BUILDING
IN THE CENTRE OF LOSTWITHIEL.

NO ONWARD CHAIN*

- KITCHEN/DINING ROOM • LIVING ROOM WITH FEATURE FIREPLACE • MASTER BEDROOM WITH EN-SUITE SHOWER • TWO FURTHER BEDROOMS • FAMILY BATHROOM • MANY CHARACTER FEATURES



Price: £199,950

1 Charter House is a superb conversion in a magnificent building situated in the heart of the town. Lostwithiel town centre enjoys many facilities including various shops, pubs and restaurants.

There is a mainline railway station with a regular service to London Paddington. The River Fowey runs through the town and winds its way to the glorious South Cornish Coasts. The major centres of Bodmin and St Austell are within a 15 minute drive and the famed Eden Project is close at hand.

The accommodation with approximate sizes is as follows

Shared front door to:

ENTRANCE HALL: Stairs to first floor. Door to:

HALL: Strip pine floor, velux window, spotlights. Door to:

SITTING ROOM: 19'10 maximum into recess by 11'10 narrowing to 10'4 Two feature windows to front with rooftop views over the town. Feature cast-iron fireplace with wood surround. Central heating radiator. Vaulted ceiling. Strip pine floor.

KITCHEN/DINING ROOM: 19'5 x 11'6 narrowing to 8'3

comprehensive range of built-in units comprising stainless steel sink units with cupboards under, work surfaces with cupboards and drawers, eye level cupboards. Built in stainless steel oven, halogen hob and stainless-steel extractor fan. Integrated dishwasher, feature original wood panelling, velux windows, access to MEZZANINE

MASTER BEDROOM: 15'3 x 8'3 Feature original Victorian fireplace, arched window, two velux windows, chrome heated towel rail, curved double shower with chrome shower with additional body spray.

BEDROOM 2: 15'7 x 7'5 Velux window, sloping ceiling.

BEDROOM 3: 9'4 x 7'6 Velux window, sloping ceiling.

BATHROOM: Suite comprising panelled bath with chrome shower over, wash hand basin, low level w.c, attractive part tiled walls, natural stone wall, shaver point, spacious airing cupboard with hot water cylinder, plumbing for automatic washing machine, space for tumble dryer.

EPC BAND: G **COUNCIL TAX BAND:** A

TENURE: Leasehold. For further details please contact The Property Shop on 01208 872728







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