



Liskeard
PL14 6AS

Guide Price £140,000
Leasehold



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Situation: Liskeard is a thriving market town providing everyday town centre facilities on the doorstep. Liskeard also benefits from having a retail park, supermarkets, leisure centre with swimming pool, train station, a community hospital & both primary & secondary schools.

A well presented one bedroom first floor accommodation within Passmore Edwards Court being sold with No onward chain. Suitable for persons over 50, with relevant care and support needs to continue living independently. This is a shared ownership home with applicants own 75% of the property. Communal entrance, Hallways and Lift give access to the Apartments. A main Entrance door gives access through to an internal Hallway, where there is an intercom entry system. There is a cupboard, loft access and a further useful storage cupboard. The reception areas and kitchen are open plan. The Lounge/Dining area is light and airy and has ample room for both reception and dining furniture. There are large full length windows giving a pleasant outlook across the garden and beyond. The Kitchen is fitted with a modern range of wall and base units with roll top work surfaces, drawer space and space for a cooker with a glass finished canopy above incorporating the extractor. Stainless steel sink unit with bowl and drainer and a space saving cabinet, plus part tiling to the walls. The Double Bedroom is restful and spacious and has the advantage of overlooking the garden via the window. The Wet room can be accessed via both the bedroom and the hallway, it has a low level WC, wash hand basin, a shower area with bar shower, floor drainage system and non slip flooring. Part tiling to the walls, a shaver point and light.

Passmore Edwards Court is a complex of apartments which benefits from communal facilities including, launderette, residents lounge, cafe, computer room, tv room and hairdressers. There are on site care staff and an alarm system in place making the complex and residents secure. A number of activities are also arranged if residents wish to make use of them and participate.

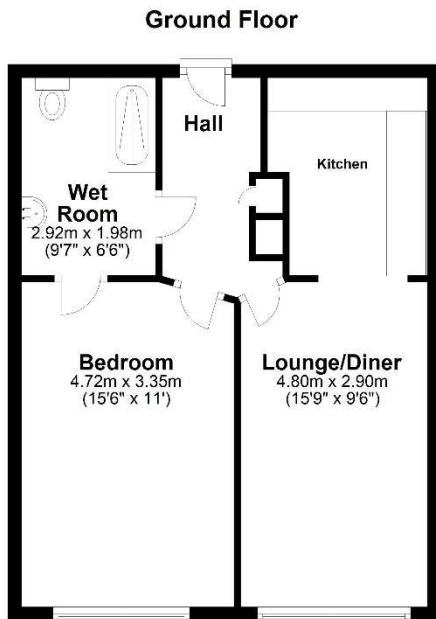
Outside: There is parking available for both residents and visitors and there are attractive gardens with seating areas. The gardens are well stocked with flowers and shrubs which can all be enjoyed by the residents and their visitors.

Services: Mains Electric, Water and drainage

Council Tax: According to Cornwall Council the Tax Band is A

Service Charge:- £511.46 per month **Note:** Please note the property is being sold with a 75% ownership with the remainder 25% being owned by Aster Group.

Lease Details: - 84 Years



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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