



## Flat 5 Chapel Court Camelford, PL32 9PJ

Two bedroom loft apartment in the heart of Camelford. Located in Chapel Street, within walking distance of all amenities. An ideal investment property, or a first time buyer property.



**Two bedroom loft apartment**

**Short walk to all amenities**

**Chain Free**

**Quiet location**

**Ideal investment or first time buyer property**

**{£140,000}**

# Flat 5 Chapel Court Camelford, PL32 9PJ

{£140,000}

## Description

A good sized two bedroom loft apartment with open plan lounge/kitchen/diner. Near to all amenities including schools, shops, health centre, sports centre, etc. Camelford is a short commute away from many North Coast holiday destinations such as Tintgel, Boscastle, Trebarwith, Bude, and Wadebridge, to name a few. This flat represents value for money and would make an ideal investment property or a first time buyer property.

## Lounge Kitchen Diner 20' 5" x 20' 3" (6.23m x 6.18m)

Open plan design with 2 dormer windows to the front aspect with views over Camelford. There is a Velux window to the rear. At the far end are the doors to the bedrooms and shower room. At the other is the door to a small hall area ideal for coats and boots etc with a further outer door to the stairwell. Also at this end of the flat is a good sized storage area. The kitchen area is well fitted with various base units with roll top work surfaces incorporating a single bowl stainless steel sink with mixer tap, and a four ring ceramic hob with electric oven under and extractor over. Room for a fridge freezer and washing machine. The living room area is light and bright thanks to the large dormer windows. The area is large enough to accommodate a three piece suite and all the usual furniture.

## Shower room 8' 10" x 5' 5" (2.70m x 1.64m)

Small Velux window to the front aspect. Shower cubicle with glass doors and electric shower fitted. Low level W.C. and pedestal wash hand basin. Storage cupboard and heated towel rail. There is slightly restricted head room but nothing too severe.

## Bedroom 1 8' 10" x 9' 8" (2.69m x 2.94m)

Good sized double room with window to the side aspect.

## Bedroom 2 6' 3" x 8' 6" (1.91m x 2.58m)

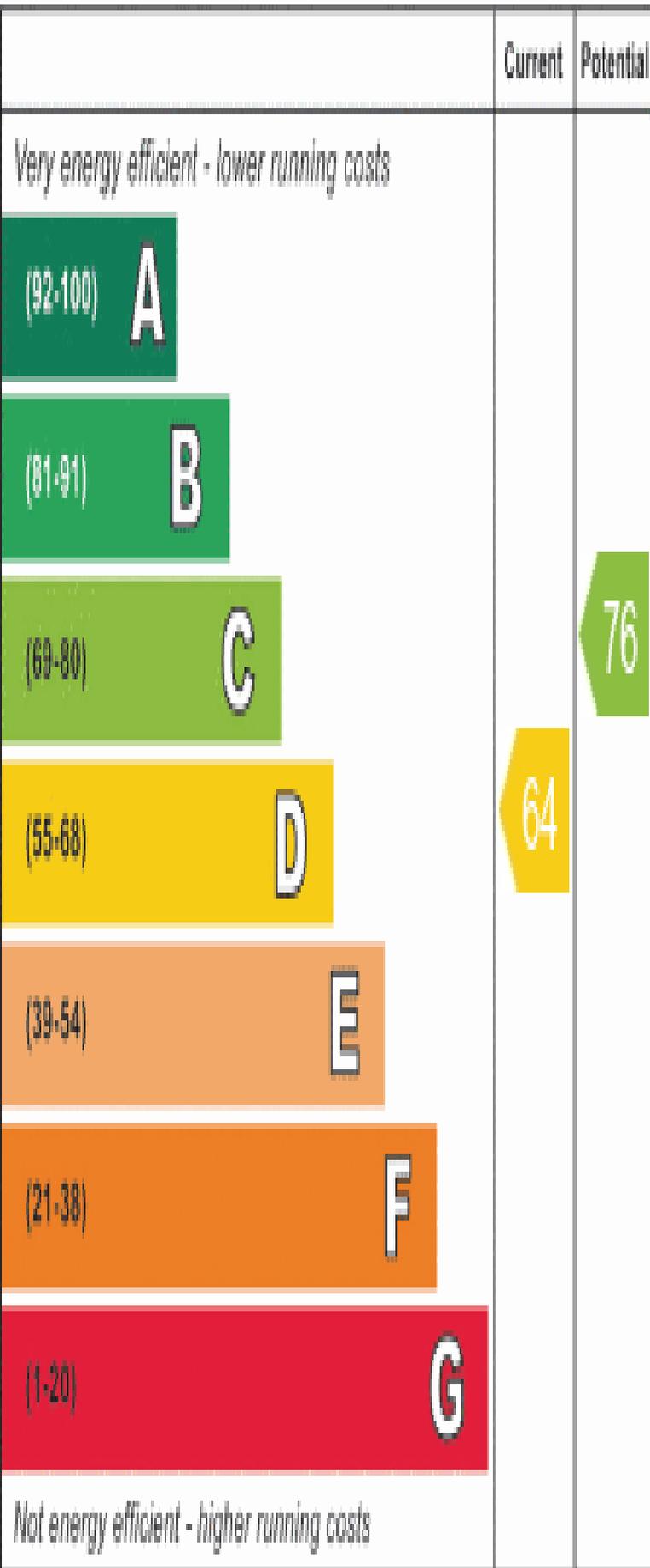
Another good sized room with a window to the side aspect.



## MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

# Energy Efficiency Rating



# Environmental Impact (CO<sub>2</sub>) Rating

