



Anchorage Flats, Barbican Hill, Looe PL13 1BD

Asking Price £150,000
Leasehold

- Short walk from centre of Looe
- Two double sized bedrooms
- Upvc double glazed / Electric heating
- Lovely Views
- Two areas of garden
- New 999 yr Lease with 3rd of Freehold
- Council Tax band B
- EPC F
- No holiday Letting permitted



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in Photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Very energy efficient - lower running costs | Current | Very environmentally friendly - lower CO ₂ emissions | Current |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

2a Barbican Parade Barbican Road, Looe, Cornwall, PL13 1EZ

Tel: 01503 266980

sales@oceanandcountry.co.uk

Anchorage Flats, Barbican Hill, Looe PL13 1BD

A wonderful opportunity to purchase a purpose built ground floor apartment within a short walking distance of the centre of Looe with it's many delightful amenities and lovely sandy beach. Situated within a complex of only three residences this well proportioned property enjoys stunning views towards the Looe river, West Looe and beyond. Ideal as a retirement or second home and available for sale with no onward chain. Highlights include two double sized bedrooms, attractive lounge with views, kitchen and bathroom/WC. Heating is provided by electric radiators and the windows are UPVC double glazed. Externally there are two areas of garden comprising of a terrace area for entertaining and a large elevated garden currently requiring cultivation and taking full advantage of those scenic views!

Communal Hall

Deep storage cupboard.

'L' shaped entrance hall

Frosted glass multi pane door, 2 storage cupboards, laminate flooring, UPVC frosted glass door leading to rear garden, airing cupboard containing hot water cylinder, tank, shelving and electric radiator.

Lounge

13'9" x 12'5"

A light and airy room with large UPVC front window with deep sill enjoying a lovely aspect towards the Looe river, West Looe and beyond. Featuring stone fireplace with matching hearth providing a facility for an open fire, laminate flooring, shelving to recess, television aerial, telephone point and electric radiator.

Kitchen / Breakfast Room

11'9" x 9'4"

Inset stainless steel sink unit with cupboard below. Matching floor mounted cupboards and drawers, part tiled walls, electric radiator, Upvc rear window, electric cooker panel and frosted glass side window.

Bedroom One

12'10" x 12'5"

Upvc window to front elevation once again enjoying the view towards the Looe river and West Looe. Carpeted, electric radiator and double width wardrobe recess.

Bedroom Two

11'9" x 9'10"

Upvc window overlooking garden terrace, carpeted, electric radiator and double width wardrobe recess.

Bathroom / WC

10' (max) x 5'5"

Suite in white comprising panelled bath with glazed side screen and wall mounted electric shower. Pedestal wash basin, lower level WC, fully tiled walls and Upvc frosted rear window.

External Details

Communal access from Barbican Hill between garages provides access to rear of complex and garden beyond.

Garden

Comprises two concrete patio areas directly to the rear of the apartment which is ideal for alfresco dining. Additional garden area currently requiring cultivation and includes timber shed approached via steps and right of way access over neighbours garden areas.

There are some lovely elevated views towards the estuary, West Looe and beyond.

Services

All main services with the exception of gas

Tenure

New 999 year lease with 1/3 share of the free hold. No ground rent or service charges. External repairs will be paid by all three apartment owners as and when required. One third each of any cost.

