

## Cape Cornwall Street, St Just

£135,000

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Positioned just a short walk from the town centre, this one-bedroom ground-floor flat is blessed with a sunny back garden area and a light, bright open-plan living space.

Accessed via its own front door and entrance porch, the flat has a large, bright open-plan living area. At the front is a sitting room space with a large, double glazed window, while at the rear you will find a good size kitchen/dining area.

The double bedroom is a good size, and has a built-in storage cupboard that also houses the boiler and hot water tank.

At the rear of the kitchen is a double glazed door leading out to your own sunny courtyard garden - an unusual and sought after feature of any flat or apartment in the town centre.

We are advised that the property is sold on a leasehold basis, and as part of the sale, this property's register title and plan will need updating with Land Registry. Please ask if you have any questions.

## andrewexelby.co.uk

Bank House, Bank Square, St Just, Cornwall TR19 7HH 01736 697414 hello@andrewexelby.co.uk

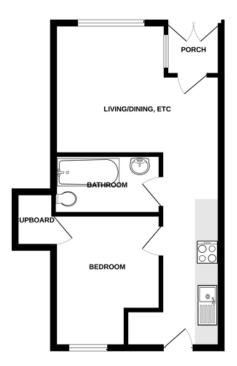
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



- Ground Floor 1 Bed Flat
- Ideal for First Time Buyers
- Open Plan Living Room/Diner
- Kitchen Area with Door to Rear Garden
- EPC D

- Enclosed Suntrap Courtyard Garden
- Short Walk to Town Centre
- Own Private Entrance
- Ideal Residential Buy to Let Investment
- Council Tax Band A

GROUND FLOOR 421 sq.ft. (39.1 sq.m.) approx.



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