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**87**

# Flat 5, The Old Post Office, Fore Street, East Looe, Looe PL13 1DT

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

## Description

A well-presented fully furnished purpose built first floor studio apartment, situated to the rear of The Old Post Office in the heart of the popular seaside town of Looe in close proximity of Looe River, Banjo Pier and the beach. The apartment comprises an open plan living/dining area with kitchen off, a screened double bedroom area with vaulted ceiling and atrium with electrically operated windows and blinds and a bathroom. The apartment has previously been utilised as a successful holiday lettings venture and is likely to appeal to both owner occupiers and the residential/holiday lettings fraternity to add to their portfolios, with the benefit of the remainder of a 999 year lease.

## Situated

The ever popular seaside town of Looe is a thriving holiday destination with its sandy beach, Banjo pier and the South West Coastal Path. The town has a working harbour, a wide range of restaurants and bespoke shops, with a branch railway line to Liskeard.

## Ground Floor

Communal entrance hall with staircase rising to all floors.

## First Floor

**Flat 5** Open plan lounge/dining/kitchen with screened double bedroom area off, bathroom.

## Viewings

Strictly by prior appointment with Stratton Creber Looe 01503 262271. General enquiries Countrywide Property Auctions 01395 275691.

## EPC Rating

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## Council Tax Band

Currently exempt as used for holiday lettings.

## Tenure

Leasehold 981 years remaining  
Service charge: £1,631.99 per annum  
Insurance: £136.01 per annum  
Ground rent: £150 per annum