



£275,000 Guide Price

The Old Chapel, Abbey Hill, Lelant

Town House | 1 Bedroom | 2 Bathrooms

07751 768888 or 01736

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Step Inside

Key Features

- ICONIC CHAPEL CONVERSION
- SOUGHT AFTER VILLAGE LOCATION
- TOWN HOUSE - OVER 3 FLOORS
- OPEN PLAN LIVING /KITCHEN / DINING ROOM
- BEDROOM, MEZANNINE, & 2 BATHROOMS
- OFFICE & UTILITY
- MANY BEAUTIFUL FEATURES RETAINED
- COUNCIL TAX TBA - EPC C - LEASEHOLD (new 999yrs)
- H2 IN PLACE - PLEASE CALL FOR DETAILS

Property Description

The Old Chapel in Lelant is being sympathetically restored with thought and care, to provide four character-filled townhouses in this iconic building. The conversion is nearing completion and has to be seen to truly appreciate the quality of work and detail that has gone into it.

Main Particulars

The Old Chapel Lelant is a carefully planned, stylish, and sympathetic conversion of this iconic building into four separate townhouse properties,

One of the outstanding features of this property is the mezzanine/loft space on the top floor, with exposed original timbers, which would make an ideal home office. There is an open-plan living, kitchen/dining room on the second floor, with a bedroom and bathroom on the first floor. A good-sized storage room, utility, and a shower room/WC on the ground floor. The beautifully detailed character of this village chapel has been preserved and enhanced.

There is an H2 restriction on the property - please call for further details.

This unit is nearing completion - please call for further details, we will be happy to give you the latest information.

From the entrance of the building, striking timber double doors - open into

Communal Entrance Lobby

Door into

Entrance Hall

Handmade oak stairs to the first floor.

Doors to

Storage Room/Office 2.44m x 2.9m

Sash window to the side aspect with a deep reveal.

WC/Shower Room

Shower with extract over, close coupled WC, and wall-mounted wash hand basin. Radiator. Downlighters.

Utility Room 1.69m x 1.67

Wall-mounted mains gas Worcester boiler. Sink with storage cupboards under and worktop. Space and plumbing for a washing machine and dryer.

First Floor

Stairs to 2nd Floor. Doors to

Shower Room

Fully tiled shower enclosure, sink with double drawer vanity unit under, close coupled WC. Contemporary radiator.

Bedroom 3.2m x 2.67m (widening to 4.44m)

Window to the side aspect with a deep reveal. Downlighters.

SECOND FLOOR

Kitchen / Dining Room /Living Room 4.55m x 4.46m

Kitchen Area

Range of fitted kitchen units with oven, ceramic hob, and extractor over. Space for fridge/freezer. Open to the roof space. 2 x Velux.

Dining Area/Living

Sash window to the side aspect with an arch and deep reveal. Vaulted ceiling up to the mezzanine area.

Stairs/steps from the living room to

Large Mezzanine/Loft Space

Velux windows in the roof and exposed original timbers - an ideal home office. There will be glass balustrades.

AGENTS NOTE

A new 999 year lease will be granted on completion

Service Charge/Management Fee (covering Buildings Insurance) will be charged at £0 for Year 1 – then £200.00 for Years 2 & 3 – to be reviewed after. Ground rent - peppercorn.

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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PREDICTED ENERGY ASSESSMENT

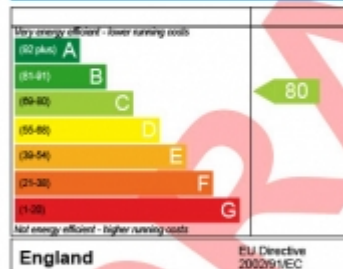
Design SAP
elmhurst energy

Dwelling type: Flat, End-Terrace
Date of assessment: 18/06/2019
Produced by: Morgan Wildman
Total floor area: 108.74 m²

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

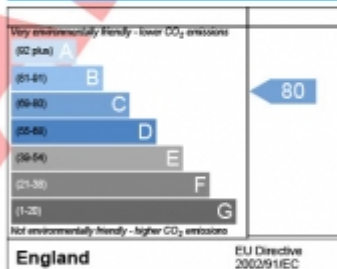
The energy performance has been assessed using the Government approved SAP2012 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of

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