



MAY WHETTER & GROSE

1 CHISHOLME COURT, ST. AUSTELL, PL25 4UG GUIDE PRICE £120,000



AN IMPECCABLY PRESENTED GROUND FLOOR LEASEHOLD APARTMENT WITH TWO DOUBLE BEDROOMS, AVAILABLE TO THOSE AGED 55 YEARS AND OVER AND CAPABLE OF INDEPENDENT LIVING. THE PROPERTY HAS BEEN REFURBISHED TO A HIGH STANDARD BY THE CURRENT OWNERS. THE COMPLEX HAS COMMUNAL GROUNDS, COMMUNAL LOUNGE, LAUNDRY ROOM AND VISITORS LOUNGE. FURTHER BENEFITS TO THE PROPERTY INCLUDE DOUBLE GLAZING THROUGHOUT AND ELECTRIC HEATING. LOCATED WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE. A VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS WELL PRESENTED HOME. OTHER BENEFIT ARE AN EXTERNAL DOOR TO THE SIDE OF THE ACCESS DOOR PROVIDING AN EASY OPTION TO COME AND GO WITHOUT NEED OF THE COMMUNAL ENTRANCE ALSO THE PROPERTY IS LOCATED IN THE COMPLEX HAVING THREE EXTERNAL WALLS. EPC - D *SEE AGENTS NOTES*



Location

St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions

From St Austell head along the A390 towards Asda, at the traffic lights turn left up onto Sawles Road. Continue up this road taking a left hand turn into Belmont Road. Chisholme Court will be located on the left hand side. The property is accessed through the communal entrance. Parking is available within the communal area. Access can be via another external entrance.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Accessed via the communal entrance which leads to the main front door.

Main hard wood front door with inset spyhole allows external access into entrance hall.

Entrance Hall

13'8" x 7'11" - max (4.18 x 2.42 - max)



Upvc double glazed window to side elevation providing natural light. Doors into wet room, bedrooms one, two and lounge. Additional door to the left opens to provide access to useful in-built storage void. Opposite on the right hand side, a door opens to provide access to the airing cupboard housing the water cylinder. Upon entering to the rear of the entrance hall double doors open to provide access to a further in-built storage void. Carpeted flooring. Wall

mounted electric heater. Mains enclosed fuse box. BT Openreach fibre optic broadband connection point. Emergency Pull Cord.

Wet Room

8'1" x 5'11" - max (2.48 x 1.81 - max)



Upvc double glazed window to side elevation with obscure glazing. Matching white wet room suite comprising low level flush WC and pedestal hand wash basin. Wall mounted low level electric MIRA shower. Non slip flooring. Tiled walls to water sensitive areas. Electric heated towel rail. Wall mounted electric heater. Emergency Pull Cord.

Bedroom Two

13'5" x 7'3" (4.10 x 2.23)



Two Upvc double glazed windows to side elevation. Carpeted flooring. Wall mounted electric heater with in-built thermostat. Louvre door opens to provide access to a useful in-built storage void. This room is currently utilised as an office but also doubles as a bedroom comfortably housing a single bed. Carpeted flooring. Emergency Pull Cord. Telephone point.

Bedroom One

11'3" x 8'9" (3.45 x 2.69)



Upvc double glazed window to side elevation. Carpeted flooring. Wall mounted electric heater. Twin louvre doors open to provide access to useful in-built storage recess. Emergency Pull Cord.

Lounge

16'0" x 10'5" (4.88 x 3.20)



Upvc double glazed bay window to side elevation. Carpeted flooring. Opening through to kitchen. Wall mounted electric heater. Louvre door opens to provide access to a useful in-built storage recess. Emergency Pull Cord. Television aerial point.

Kitchen

8'2" x 5'0" (2.50 x 1.53)



Upvc double glazed window to rear elevation, the current owners have added privacy window film to the lower section. Kitchen comprises matching wall and base units, fitted with soft close technology. Roll top work surfaces, composite sink with matching draining board and central mixer tap. Two ring AEG buttonless ceramic hob with fitted extractor hood above. Space for additional kitchen appliances. Tiled walls to water sensitive areas. Agents Note: One of the power points have inset USB charging points. Emergency Pull Cord. Wood effect vinyl flooring. Space and plumbing for washing machine. Agents Note: Please note the first picture of the kitchen has been taken with a wide angle lens.



Outside



Council Tax Band - B

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

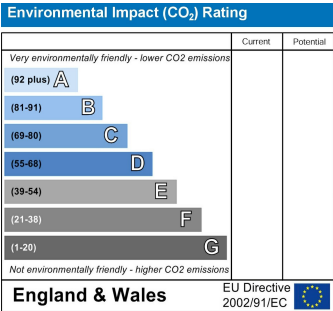
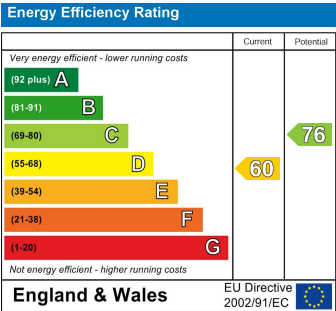
None of the services, systems or appliances at the property have been tested by the Agents.

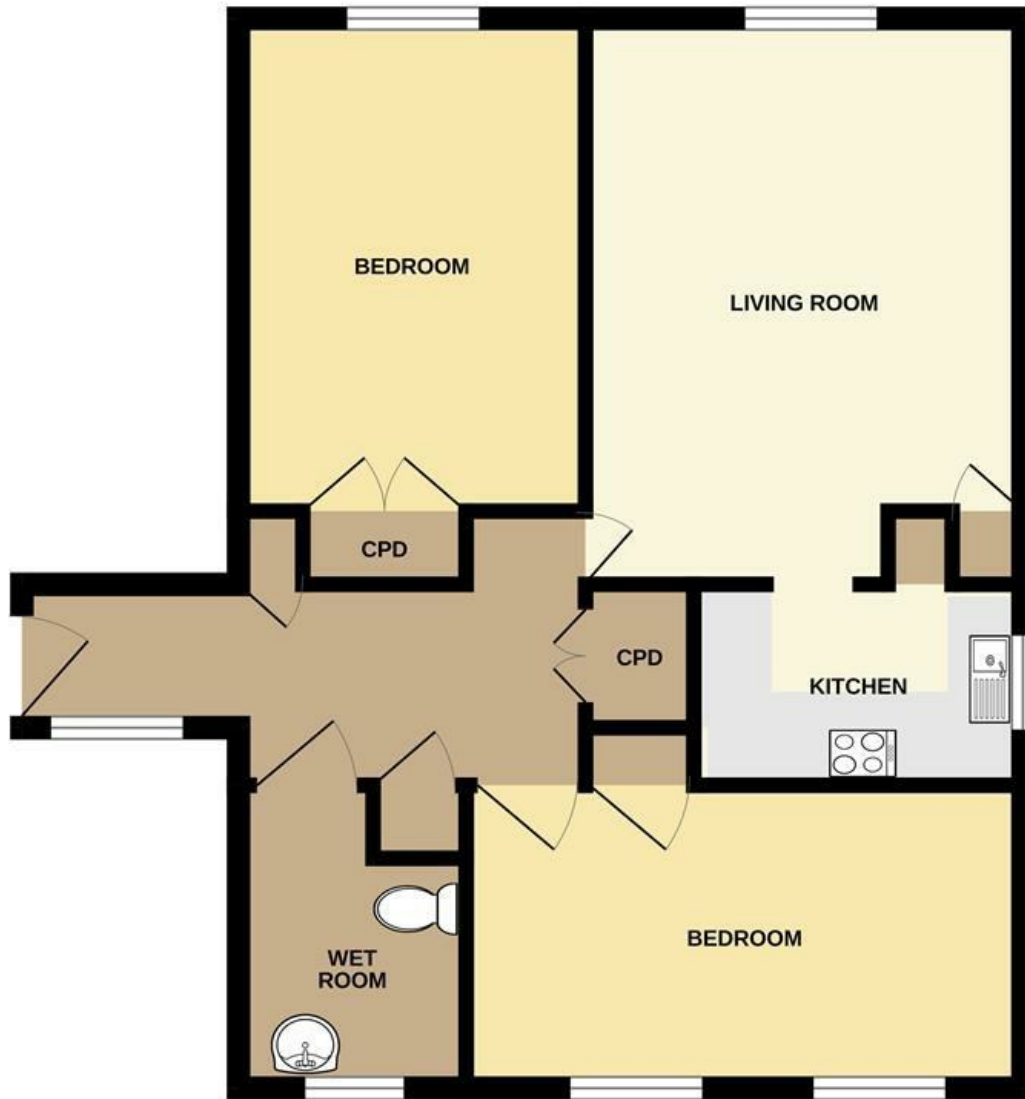
Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes

Leasehold Property
200 year lease commenced June 1988 - 163 years left
Service Charge which included ground rent £221 pcm
No Pets
All Parking is Communal





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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