



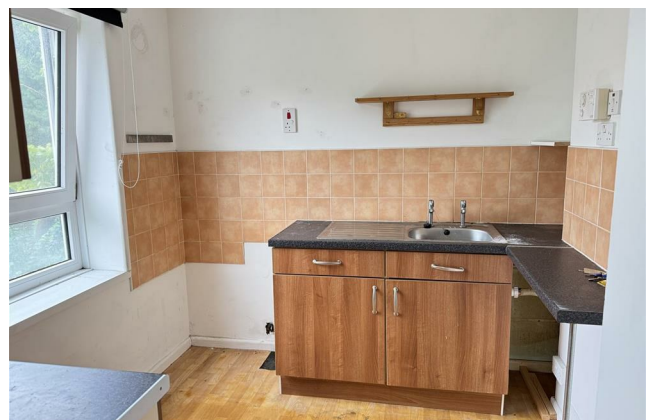
MAY WHETTER & GROSE

**FLAT 4, PARK HOUSE SOUTH STREET, ST AUSTELL, PL25 5HD**  
**GUIDE PRICE £55,000**



CHAIN FREE ONE BEDROOM FLAT LOCATED ON THE FIRST FLOOR WITH OUTLOOK OVER THE PLAY PARK. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING THROUGHOUT AND ELECTRIC HEATING. THIS LEASEHOLD FLAT IS LOCATED WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE AND IS WELL PRESENTED THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE CONVENIENT POSITION AND VIEWS AVAILABLE ON OFFER. EPC - AWAITED

PLEASE SEE AGENTS NOTES



### Location

St Austell town centre is situated a short walk away and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

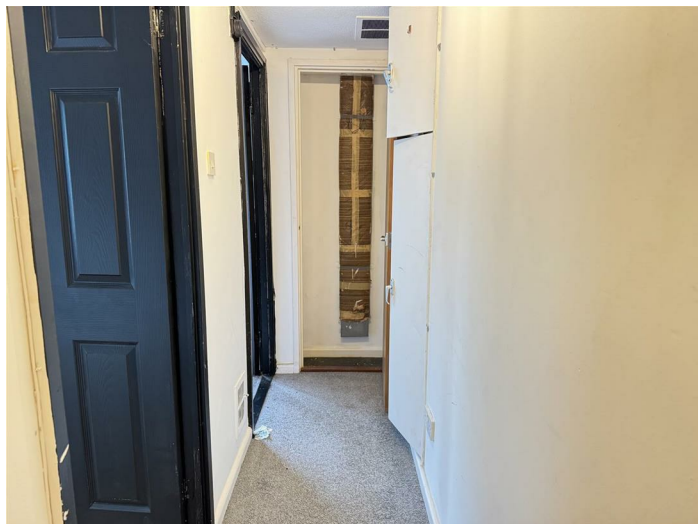
### Directions

Park House flats are located close to the edge of the town centre on the junction of Bridge Road, Truro Road and Gover Road

### Accommodation

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

### Entrance Hall



night storage heater, built in cupboard, doors to:

### Bathroom WC

6'5" m x 5'2" m (1.97 m x 1.6 m)



panelled bath with shower over, low level wc, washbasin.

### Double Bedroom

14'5" m x 9'6" m (4.4 m x 2.9 m)



double glazed window, night storage heater.

### Lounge

14'1" m x 10'2" m (4.3 m x 3.1 m)



2 double glazed windows, night storage heater, door to:



**Kitchen**

8'2" m max x 7'6" m max (2.5 m max x 2.3 m max)



range of kitchen units and drawers, worktops, stainless steel sink unit, double glazed window.

**Council Tax Band - A**



**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.  
There is no gas in the building.

**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 & Tenure**

The property is leasehold  
A 990 year lease will commence upon completion  
Annual Service Charge is £1,758.24 which is subject

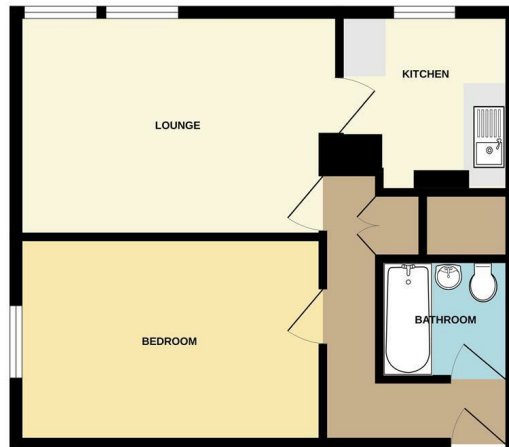
to annual review  
No Pets  
Construction Unknown therefore please check with your lending source should you require lending.  
Due to the percentage number of flats under a single Owner applicants should check with their lender for mortgage suitability.

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

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



#### GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with SketchUp 2020.

#### Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

