



MAY WHETTER & GROSE

**9 CORNWALL HOUSE SOUTH STREET,
ST. AUSTELL, CORNWALL PL25 5DQ**

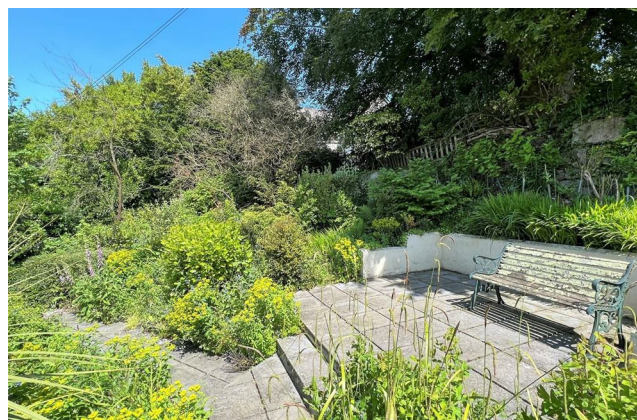
GUIDE PRICE £75,000



A RARE OPPORTUNITY TO ACQUIRE THIS CHAIN FREE FIRST FLOOR LEASEHOLD ONE BEDROOM APARTMENT AFTER ONE OWNER OF 20 YEARS. WITH OPEN PLAN KITCHEN/LOUNGE/DINER, COMMUNAL GROUNDS, UPVC DOUBLE GLAZING THROUGHOUT AND ELECTRIC HEATING. THE PROPERTY IS LOCATED WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE. AN EARLY VIEWING IS ADVISED TO APPRECIATE THE PROPERTY.

EPC - C

SEE AGENTS NOTES



Location

St Austell town centre is situated within easy reach 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

Within walking from St Austell town centre. Head onto South Street from East Hill, continue down this hill past the Job Centre on your left and around the left hand bend, go past the traffic lights and the apartments will be located set back on your left hand side, accessed via the communal entrance.

Accommodation

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

Entrance Hall

4'1" x 3'9" (1.25 x 1.15)



Doors through to bathroom and open plan kitchen/lounge/diner. Wood effect vinyl flooring. Wall mounted remote entry telephone handset. High level mains enclosed fuse box.

Bathroom

7'11" x 4'1" (2.42 x 1.25)



Matching three piece white bathroom suite comprising low level flush WC with soft close technology, pedestal ceramic hand wash basin with central mixer tap, panel enclosed bath with central mixer tap and fitted shower attachment, glass shower screen. Tiled walls to water sensitive areas. Fitted extractor fan. Wall mounted electric heater. Heated towel rail. Wood effect vinyl flooring.



Accessed via a communal entrance, stairs lead up to the first floor where number nine is located. Accessed via the main access door into entrance hall.

Lounge/Diner Area

15'5" x 12'0" (4.70 x 3.67)



Three Upvc double glazed tilt and turn windows to rear elevation provide a great deal of natural light. Door through to double bedroom. Opening through to kitchen. Wood effect vinyl flooring. Wall mounted electric heater with in-built thermostat. BT Openreach telephone point. Television aerial point. Additional BT Openreach box providing fibre link to premises.

Kitchen Area

5'8" x 8'5" (1.75 x 2.57)



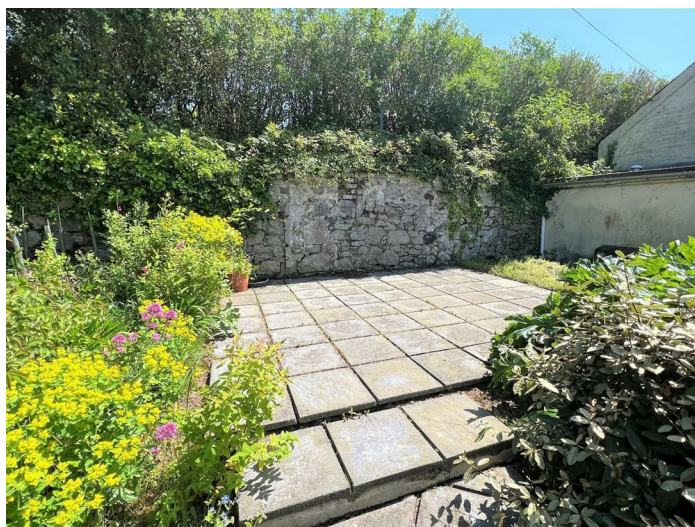
Accessed off the lounge/diner, matching wall and base kitchen units, roll top work surfaces, stainless steel one and half bowl sink with matching draining board and central mixer tap. Tiled walls to water sensitive areas. Fitted four ring electric hob with extractor hood over and electric oven below. Space for washing machine. Wood effect vinyl flooring.

Bedroom

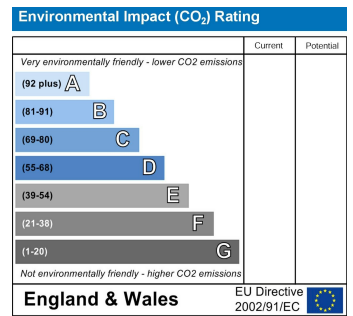
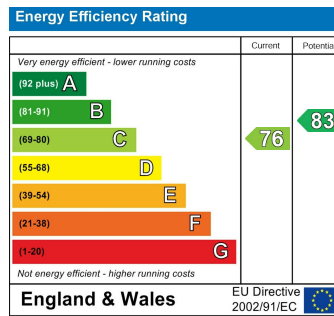
12'0" x 8'7" - max (3.67 x 2.63 - max)



Upvc double glazed tilt and turn window to rear elevation. Wood effect vinyl flooring. Wall mounted electric heater with in-built thermostat. Double doors open to provide access to useful in-built cupboard housing the Megaflo hot water tank.



The property benefits from communal grounds which are well stocked and maintained by the management company.



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.

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

Please note there is no lift

The apartment has no parking

Leasehold apartment with ownership of 1/16th of the Freehold

Lease Length 999 years commencing 2001

Service Charges £135 pcm

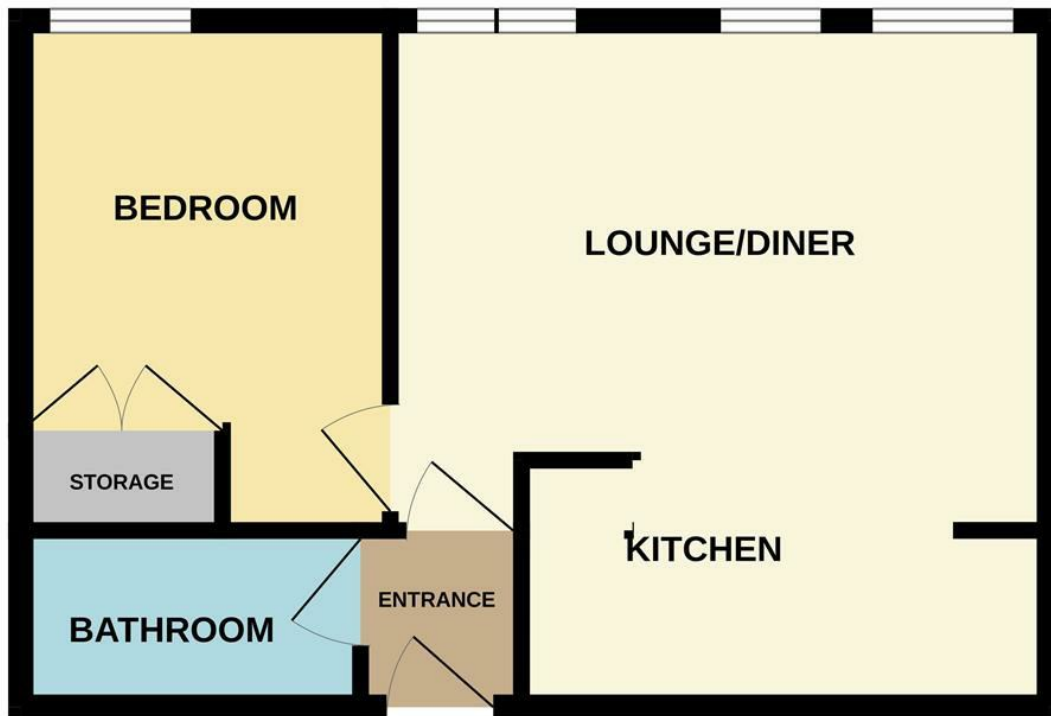
Cornwall House Maintenance and Management Company Ltd

No Pets

We understand a mortgage has been obtained on the property, all interested parties should check with their lender with regards suitability.



GROUND FLOOR



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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