

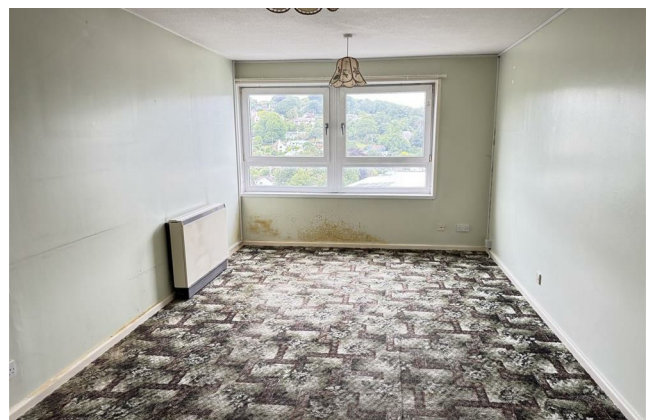


MAY WHETTER & GROSE

FLAT 61 PARK HOUSE BRIDGE ROAD, ST. AUSTELL, PL25 5HD
PRICE £60,000



CHAIN FREE TWO DOUBLE BEDROOM FLAT LOCATED ON THE TENTH FLOOR WITH ELEVATED VIEWS OVER THE SURROUNDING AREA. 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 - E 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.

Communal Entrance

Accessed via the communal entrance, stairs or a lift allows access to the tenth floor.

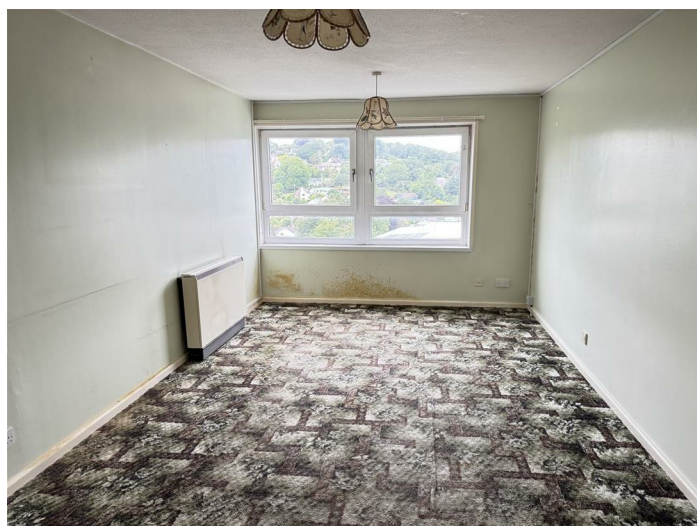
Front door with access into the entrance hall.

Entrance Hall

From the lift or stairs front door opens into hall

Lounge Dining Area

17'2" x 10'3" (5.25 x 3.13)



Kitchen Area

12'7" x 6'4" (3.85 x 1.94)



Bathroom

6'5" x 5'5" (1.98 x 1.67)



Bedroom One

14'1" x 9'7" (4.31 x 2.93)



Bedroom Two
14'1" x 7'9" (4.31 x 2.37)



Council Tax Band - A

Agents Notes

The property is leasehold
Annual Service Charge is £1,758.24 which is subject to annual review
New 990 year lease upon completion
Construction Unknown therefore please refer to your lending source if lending required
No Gas in the building
No Pets

Services

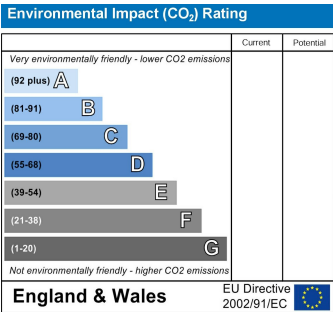
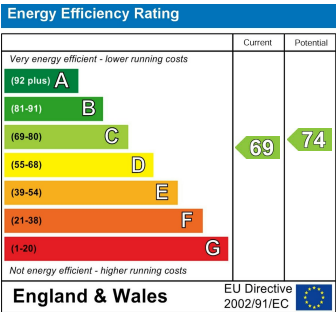
None of the services, systems or appliances at the property have been tested by the Agents.

Broadband and Mobile Coverage

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

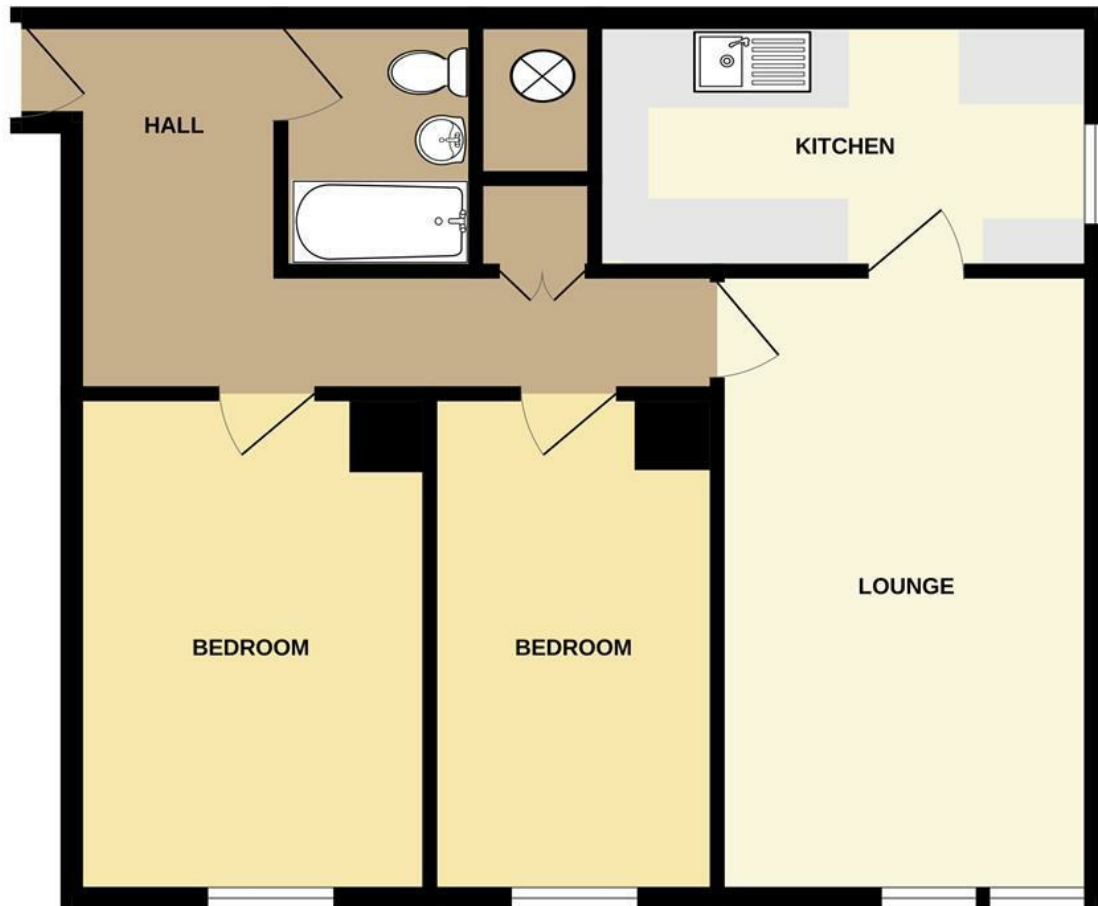
Viewings

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





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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Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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