



MAY WHETTER & GROSE

**FLAT1 EDEN GATE APTS, FORE STREET,
ST BLAZEY, PL24 2NH**

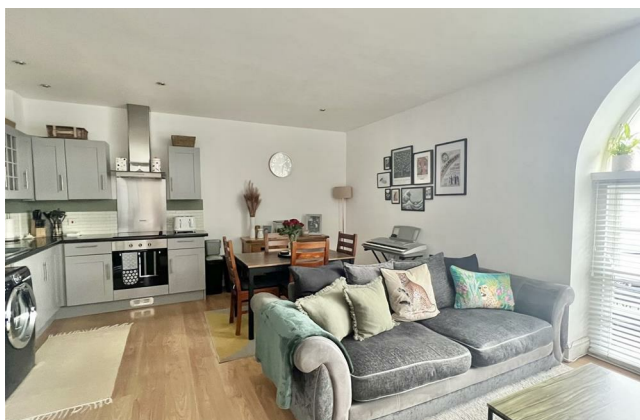
OFFERS IN EXCESS OF £125,000



A SHORT DISTANCE FROM PAR BEACH, LUXULYAN, PRIDEAUX VALLEY, EDEN PROJECT AND LOCAL AMENITIES IS THIS SPACIOUS TWO DOUBLE BEDROOM, LOCATED WITHIN THIS HISTORIC VICTORIAN TOWN HALL, FORMS PART OF 10 APARTMENTS. THE APARTMENT ITSELF OFFERS A CONTEMPORARY MODERN KITCHEN AND OPEN LIVING AREA, MODERN BATHROOM. THE APARTMENT ALSO BENEFITS FROM UNDERFLOOR HEATING.

VIEWING IS HIGHLY TO APPRECIATE ITS CONVENIENT POSITION CLOSE TO THE A390. EPC - C

SEE AGENTS NOTES



Location

St Blazey has a good range of local facilities including small supermarkets, hairdressers, petrol filling station, fish and chip shop and sub post office. St Blazey also has its football club and as noted provides quick access to the A390. The larger village of Par with its more comprehensive range of shopping facilities together with main line railway station and large sandy beach is a very short drive and there are primary schools in nearby Biscovey and Tywardreath. A wide range of facilities can be found in the nearby town St Austell with its secondary schools and is a drive of about 4 miles. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The Cathedral city of Truro is approximately 20 miles.

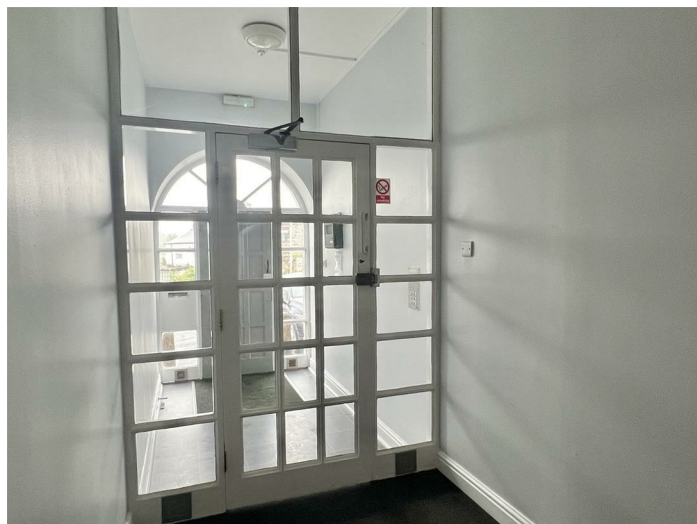
Directions

From St Austell head out through St Blazey, as you head down Rose Hill pass through the traffic lights at the bottom and after approximately 400 yards turn left into the Car Park in front of The Packhorse Inn. The building will be in front of you and a board will be erected for convenience. From the residential parking area there is a communal front door with glass surround opening into the communal entrance.

Accommodation

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

Communal Entrance



Finished with embedded weaved welcome mat and slate tile effect floor covering. Entry phone system. Internal glazed door panel opens through and the property front door will be on the left hand side.



Six panel front door opens through into welcoming hallway, finished with engineered wood flooring. Entry phone. Open recess with power socket and telephone point. Doors to all living accommodation and one into cupboard housing the water cylinder. Further open arch recess into storage.

Bathroom

4'8" x 8'7" - max (1.44 x 2.63 - max)



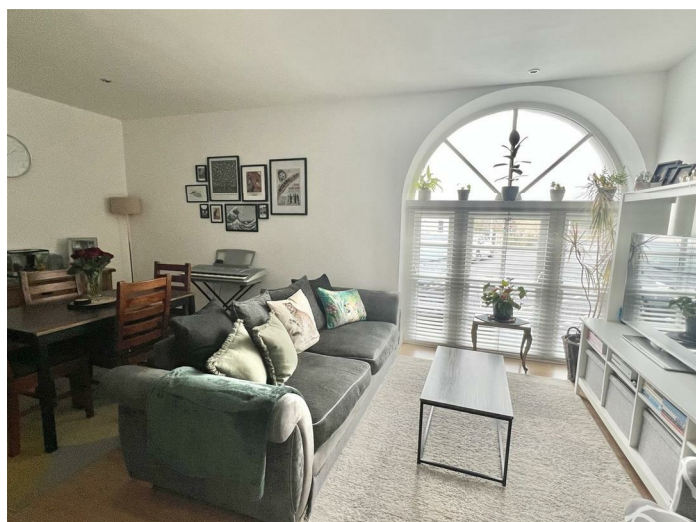
Low level WC, hand basin and panelled bath with rain effect shower head and separate attachment over.

Open Plan Living Area

18'8" x 15'5" - max (5.69 x 4.70 - max)



The feeling of space is further enhanced by the high ceiling and with the large arched glazed window to the front with part frosting and fitted blind. Lighting provided by recessed spotlights. Engineered wood flooring continues through with underfloor heating. The kitchen area comprises a comprehensive range of wall and base units complimented with roll top granite effect polished work surface incorporating stainless steel sink and drainer with mixer tap. Four ring hob with stainless steel splashback, extractor above and integrated oven below. All finished with attractive tiled splashback. Under unit and free standing space for white good appliances.



Bedroom

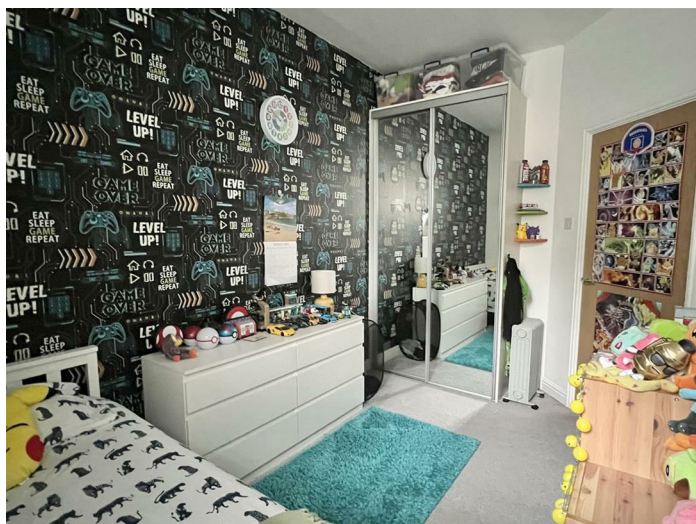
11'0" x 11'9" - max (3.36 x 3.59 - max)



High ceiling incorporating recessed spotlighting and high level glazed window with deep display sill and fitted blind, with the benefit of in-built wardrobes.

Bedroom

12'4" x 7'8" (3.77 x 2.36)



In-built wardrobes with glass mirror fronts. High level

glazed window to the side with fitted blind and deep display sill. Recessed spotlighting.

Outside

There are communal residents parking, each apartment does have an allocated space.

Agents Note

Management Company RMG Ltd
Grade II Listed Leasehold Apartment
999 year lease commenced in 2007
Ground Rent £150 per annum
Service Charge is roughly £1,200 per annum
Other Charges: Buildings Insurance
Parking is in an allocated area for the apartments but there isn't a specific space for each apartment

Council Tax Band - A

Broadband and Mobile Coverage

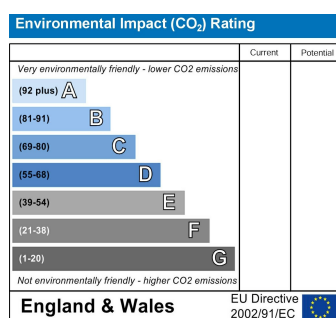
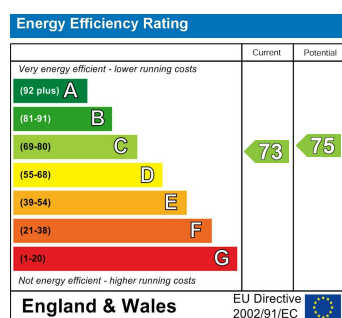
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

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





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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