



M A Y W H E T T E R & G R O S E

## FLAT 8 JACE COURT PRIORY ROAD, ST. AUSTELL, PL25 5FL OFFERS IN EXCESS OF £115,000



A WELL POSITIONED CHAIN FREE GROUND FLOOR ONE BEDROOM APARTMENT, ALLOCATED PARKING AND DOUBLE GLAZING THROUGHOUT. THE APARTMENT OFFERS A CONVENIENT SETTING WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE AND ALL ASSOCIATED LOCAL AMENITIES. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS COMPETITIVELY PRICED APARTMENT, LIKELY TO GREATLY APPEAL TO INVESTORS OR FIRST TIME BUYERS.

EPC - C

\*SEE AGENTS NOTES\*



## Location

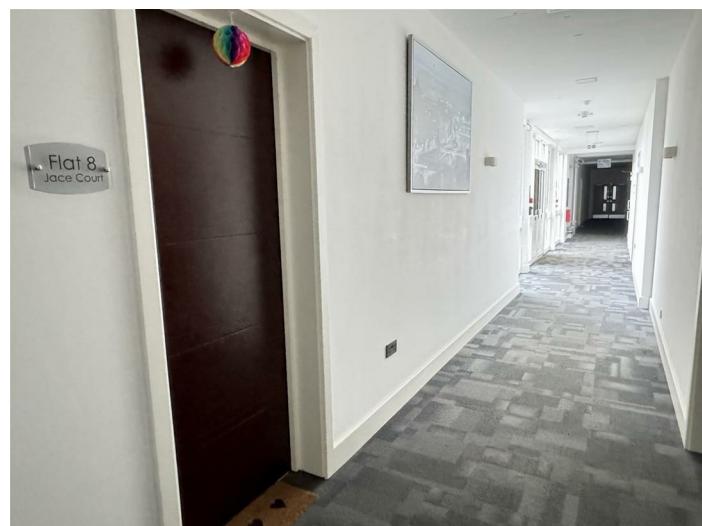
St Austell town centre is situated within easy reach and offers a range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 9 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 15 miles from the property.

## Directions

Located in central St Austell. Jace Court is accessed via the entrance to the large Priory Car Park. Ignore the right hand turn into the main car park and proceed up the hill where Jace Court is located at the top of the hill. The numbered, allocated parking is located to the front of the main building.

## Accommodation

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



Entrance through a communal entrance hall and located on the right hand side, upon entering a hard wood door provides external access into open plan kitchen/lounge/diner.

## Open Plan Kitchen/Lounge/Diner

24'3" x 13'2" (7.40 x 4.02)



With door through to fitted storage area, door through to bathroom, door to bedroom. Upvc double glazed window to front elevation providing natural light. Modern kitchen with light grey high gloss units and polished sparkling granite worksurfaces, fitted four ring electric hob with fitted electric oven below and extractor hood above. Square sink with central mixer tap. Tiled walls to water sensitive areas. The kitchen benefits from space for washing machine and space for fridge/freezer. Wood effect vinyl flooring throughout the room. The kitchen opens to the lounge/dining area with radiator to the front elevation with television aerial point and telephone point. Agents Note: Some of the power points benefit from USB charging points and delightful fitted feature LED ceiling lighting. Wall mounted entry system and wall mounted thermostatic controls.



## Bathroom

6'4" x 5'5" (1.94 x 1.66)



Matching three piece white bathroom suite comprising circular ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage options below, low level flush WC with dual flush technology and tile enclosed bath with inset under bath LED lighting and luxurious wall mounted shower with overhead rainfall shower head, fitted body jets and removable shower attachment. Tiled walls. Tiled flooring. To the rear is an inset shelf with delightful inset LED lighting offering in-built storage options. Heated towel rail and fitted extractor fan.

## Bedroom

13'5" x 9'8" (4.10 x 2.95)



A generous double bedroom with Upvc double glazed window to front elevation providing a great deal of natural light. Continuation of the wood effect laminate flooring. Telephone point, television aerial point and radiator. Agents Note: This room also benefits from inset USB charging points located within the power sockets.

## Outside

The property occupies well kept communal grounds with one numbered allocated parking space located to the front.

## 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:

The property is a leasehold property with a 125 year lease which commenced in 2020.

Ground Rent £150.00 per annum

Service Charge June 2025 to June 2026 £619.24  
Other Charges the leaseholder is responsible for electric and council tax.

The vendor has advised us it is a communal gas supply and water supply, no individual meters.

The property has a communal heating system with individual thermostat controllers in each flat.

### Agents Notes 2

Potential applicants should be aware of a planning application in the car park area to the South Side of the property. Please see link below for information.

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?keyVal=QNWR9CFGL8T00&activeTab=summary>

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	



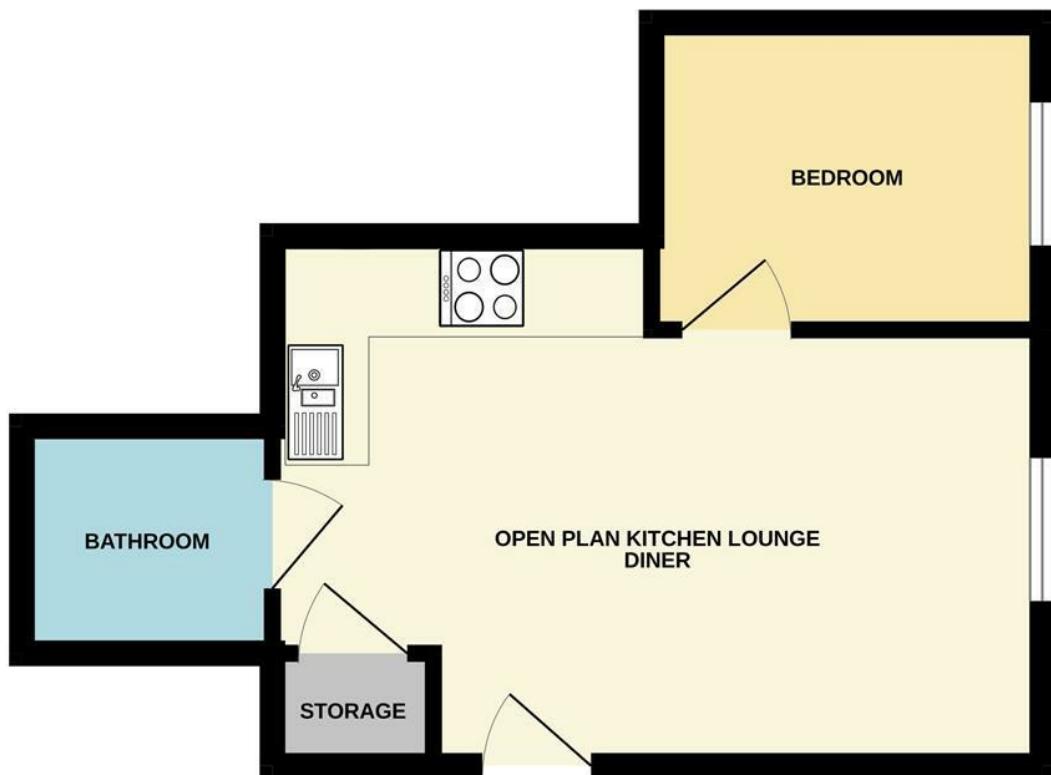








## GROUND FLOOR



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. The 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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