

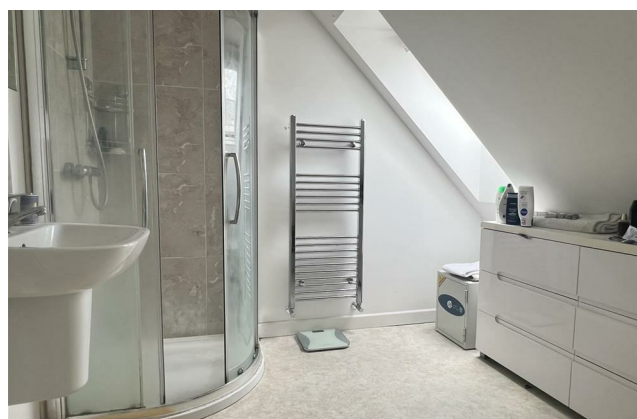


MAY WHETTER & GROSE

**5A LYNWOOD GARDENS , ST. AUSTELL, PL25 4QR
OFFERS IN EXCESS OF £125,000**



**** CHAIN FREE **** A TWO BEDROOM, FIRST FLOOR MAISONETTE APARTMENT WHICH OFFERS A CONTEMPORARY STYLE OF LIVING, LOCATED IN LYNWOOD GARDENS WHICH IS A SMALL, SELECT DEVELOPMENT OF PREMIUM APARTMENTS SITUATED CONVENIENTLY WITHIN A SHORT WALK FROM THE TOWN CENTRE AND RAILWAY STATION, . VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE LOCATION, OF THE APARTMENT. EPC - B *SEE AGENTS NOTES*



St Austell town centre and the railway station are within walking distance of the property. Also within walking distance is Asda supermarket. There is the main London to Paddington railway station and leisure centre together with primary and secondary schools. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property which can offer an additional range of shops, restaurants and activities.

Directions:

From St Austell town , head up East Hill to the roundabout, carrying straight over onto Alexandra Road. The development entrance will appear on the left hand side. The property is situated in the first block as you come in. The allocated parking is to the left hand side and numbered.

Accommodation Comprises (All Sizes Are Approximate)



A front entrance door from the communal hall leads into the:-

Entrance Hallway:

11'8" x 6'2" (at maximum) (3.57 x 1.90 (at maximum))



Carpeted flooring. Ceiling mounted light. Under stairs recessed storage area. Wall mounted radiator. Carpeted stairs lead up to the:-

FIRST FLOOR:

Landing:

Carpeted flooring. Ceiling mounted light. Wall mounted radiator. Doors leading to all rooms.

Shower Room:

8'1" x 6'6".137'9"(at maximum) (limited head room)
(2.48 x 2..42(at maximum) (limited head room))



Part tiled splash backs. Ceiling mounted light. Chrome ladder style heated towel rail. Velux style roof window. White low level WC, pedestal wash hand basin and corner shower cubicle.

Bedroom 1:

11'10" x 8'10" (at maximum) (limited head room)
 (3.63 x 2.70 (at maximum) (limited head room))



Carpeted flooring. Two large Velux style roof windows with blind. Ceiling mounted light. Wall mounted radiator. TV & telephone points.

Bedroom 2:

9'1" x 6'9"(at maximum) (limited head room) (2.79 x 2.06(at maximum) (limited head room))
 Carpeted flooring. Velux roof window with blind. Ceiling mounted light. Wall mounted radiator. TV & telephone point.

A doorway from the landing, leads into the:-

Open Plan Lounge/Diner & Kitchen:

22'2" x 11'11" (at maximum over worksurface) (limi
 (6.78 x 3.65 (at maximum over worksurface) (limited)

Kitchen Area:

Two large Velux roof windows to the rear. Wall mounted radiator. Ceiling mounted spot lights. A range of wall base and drawer units with work top surface over. Inset stainless steel sink and draining unit. Space and plumbing for washing machine, space for tall standing fridge freezer. Integrated oven and hob with extractor hood over.

Lounge/Diner Area:

Carpeted flooring. TV & telephone point. Ceiling mounted light. Wall mounted radiator. UPVC double glazed windows to the front elevation.

Exterior:

There are communal gardens to enjoy, plus allocated and visitors parking. There is a communal bin store

Council Tax Band:



The property is currently council tax band A.

Agents Notes



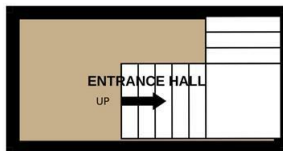
Leasehold
999 year lease commenced September 2014
Service charge and Ground Rent £54 per month
Currently tenanted. Tenants moves out at the end of June 2025.

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

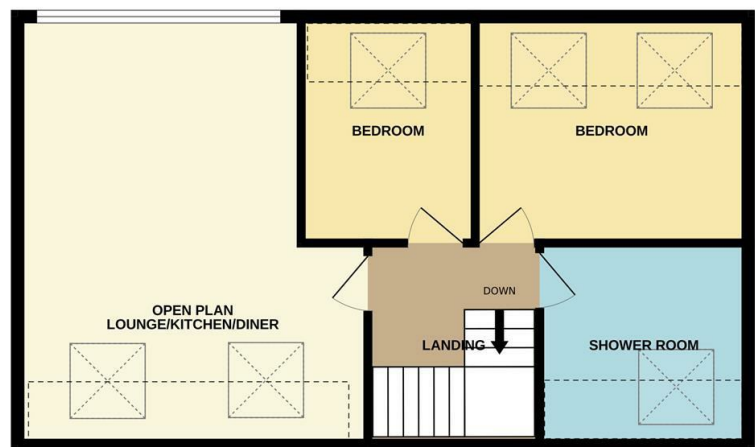
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR



5A LYNWOOD GARDENS

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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