



MAY WHETTER & GROSE

**6 DOUBLEGATES, ST. AUSTELL, PL25 5EG**  
**GUIDE PRICE £145,000**



A WELL SITUATED GROUND FLOOR LEASEHOLD APARTMENT WITH TWO DOUBLE BEDROOMS, PRINCIPAL WITH EN-SUITE SHOWER. FURTHER BENEFITS INCLUDE OPEN PLAN KITCHEN/LOUNGE/DINER, TWO ALLOCATED PARKING SPACES AND COMMUNAL GROUNDS. THE PROPERTY IS LOCATED WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE. WITH UPVC DOUBLE GLAZING AND MAINS GAS FIRED CENTRAL HEATING THROUGHOUT, AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED HOME. EPC - C  
\*SEE AGENTS NOTES\*



## Location

St Austell town centre is situated within a short distance 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

From St Austell head out onto the A390 taking the turning up Edgcumbe Road, follow the road up for approximately 800 yards, as the road goes around to the left, the gated entrance to the development will appear on the left hand side. There is a drive in and drive out car parking area. Come through the first set of gates come along and the numbered allocated parking can be located in the parking area.

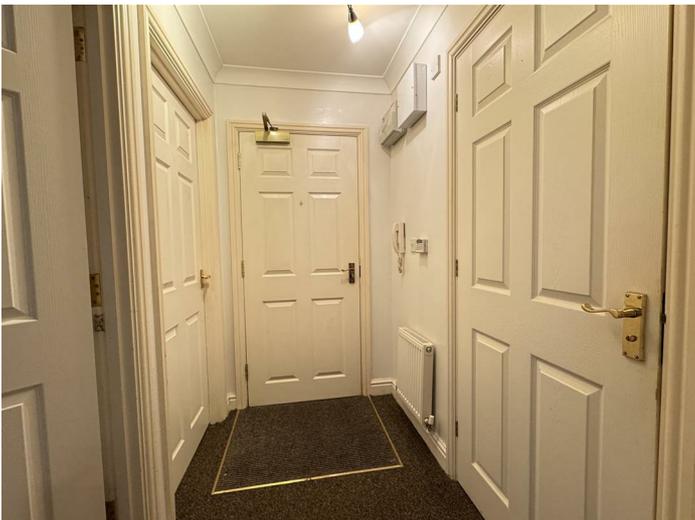
## Accommodation

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

Accessed via the front communal door (the door that faces the road), the front door for number six is located to the end of the ground floor hallway, tucked away on the left hand side. Hard wood door with inset spyhole allows external access into entrance hall.

## Entrance Hall

7'0" x 4'1" (2.14 x 1.26)



Doors through to double bedrooms one and two, open plan lounge/kitchen/diner and family bathroom. High level mains enclosed fuse box. Carpeted flooring. Radiator. Wall mounted remote entry handset. Wall mounted thermostat.

## Bedroom Two

14'0" x 7'8" (4.27 x 2.36 )



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator.

## Bedroom One

14'0" x 14'6" - max (4.27 x 4.43 - max)



Upvc double glazed window to rear elevation. Door through to en-suite shower room. Radiator. Wood effect laminate flooring.

### En-Suite Shower

7'9" x 3'9" (2.37 x 1.16)



Matching three piece white shower suite comprising low level flush WC, pedestal ceramic hand wash basin, fitted shower enclosure with glass sliding doors and wall mounted shower set within. Tiled walls to water sensitive areas. Fitted extractor fan. Radiator. Tile effect vinyl flooring.

### Bathroom

6'6" x 5'6" (2.00 x 1.69)



Matching three piece white bathroom suite comprising low level flush WC, ceramic pedestal hand wash basin, panel enclosed bath with central mixer tap and fitted shower attachment. Tiled walls to water sensitive areas. Fitted extractor fan. Electric plug in shaver point. Heated towel rail. Tile effect vinyl flooring.

### Lounge/Diner

19'2" x 11'6" (5.86 x 3.51)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator to both sides of the room. Television aerial point. Telephone point. Large opening through to kitchen area.



## Kitchen Area

6'11" x 8'11" (2.12 x 2.73)



Upvc double glazed window to front elevation. Matching wall and base kitchen units. Square edged work surfaces. Stainless steel one and half bowl sink with matching drainer board and central mixer tap. The gas fired central heating boiler is located within one of the wall mounted kitchen units. Part tiled walls. Tile effect vinyl flooring. Four ring mains gas hob with electric oven under and fitted extractor hood above. Space and plumbing for washing machine. Space for up right fridge/freezer.

## Outside



The property enjoys communal grounds. The allocated parking is located outside and is clearly numbered.

## 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

Leasehold Apartment

999 year lease commenced 1st January 2006

Service Charge £1,300 per annum

Other Charges: Insurance £274.50 per annum, sinking fund £275 per annum

Pets are allowed

Two Allocated Parking Spaces

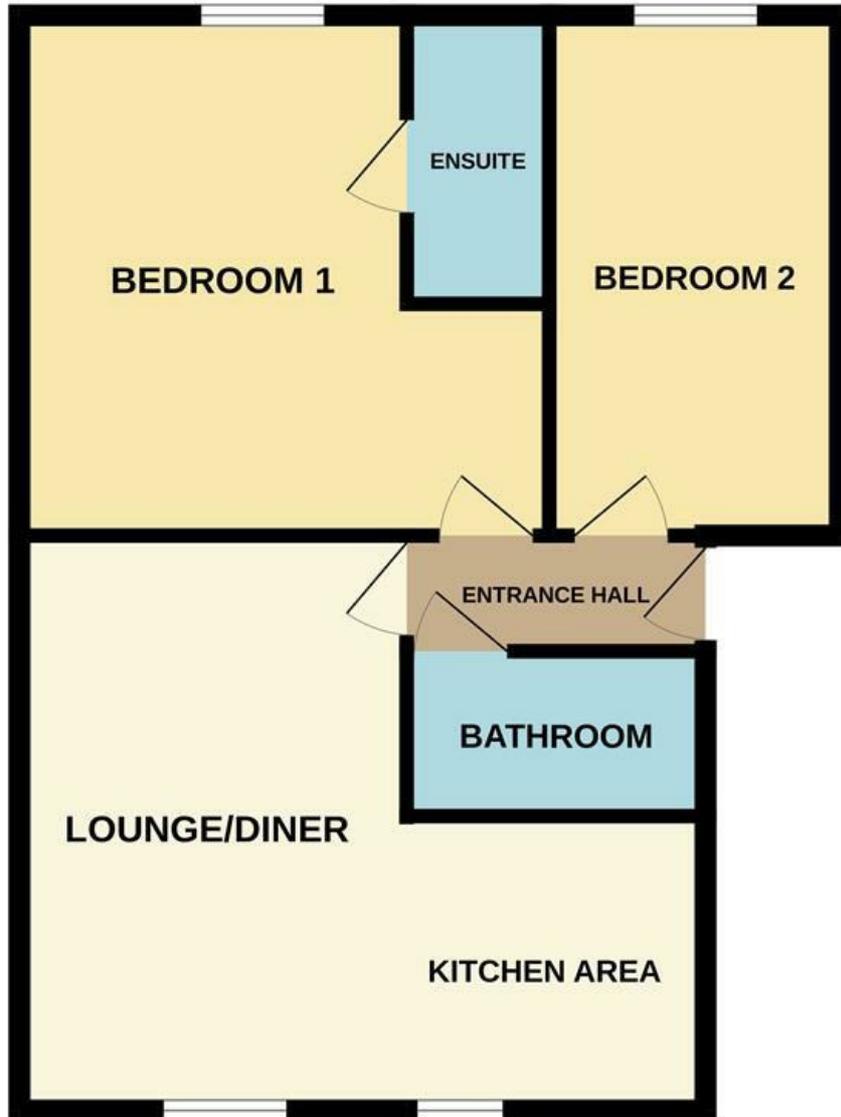
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	









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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