



**MAY WHETTER & GROSE**

**12 CHINA COURT SOUTH STREET, ST. AUSTELL, PL25 5AY**  
**GUIDE PRICE £75,000**



A WELL PRESENTED THIRD FLOOR ONE BEDROOM APARTMENT IN THE HEART OF ST AUSTELL BOASTING OPEN PLAN KITCHEN/DINER. FURTHER BENEFITS INCLUDE A BALCONY, UPVC DOUBLE GLAZING AND MAINS GAS FIRED CENTRAL HEATING. THE PROPERTY WOULD MAKE A FANTASTIC HOLIDAY HOME, RENTAL OR FIRST TIME BUYER PURCHASE. OFFERED FOR SALE CHAIN FREE. EPC - B  
\*PLEASE SEE IMPORTANT AGENTS NOTES\*



St Austell town centre is situated within easy reach 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:**

Within walking from St Austell town centre. head onto South Street you need to come into the town from East Hill, continue down this hill past the job centre on your left and the property is located on the right hand side of the road.

**Accommodation:**

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

Hard wood front door with inset spy hole allows external access into:

**Entrance Hall:**

10'1" x 4'3" (3.08m x 1.30m)



Doors off to bedroom, open plan kitchen lounge diner, bathroom and storage cupboard.

**Storage Cupboard:**

5'10" x 2'11" (1.79m x 0.90m)

A generous storage cupboard housing mains gas fired central heating boiler. Mains fuse box.

**Bathroom:**

6'9" x 5'10" (2.07m x 1.80m)



Upvc double glazed window to front elevation with obscure glass. Matching three piece white suite comprising low level flush WC with dual flush technology, pedestal wash hand basin with central mixer tap and panel enclosed bath with central mixer tap and wall mounted shower above and sliding glass shower screen. Tiled walls to water sensitive areas. Radiator. Carpeted flooring. Extractor fan.

**Bedroom:**

10'6" x 13'1" maximum (3.22m x 4.01m maximum)



Upvc double glazed window to rear elevation providing natural light. Radiator. High level television aerial point.



### Kitchen Area:



### Open Plan Kitchen Lounge Diner:

23'7" x 10'8" maximum (7.19m x 3.26m maximum)



A spacious twin aspect room with Upvc double glazed window to front elevation with obscure glass. Upvc patio doors to rear elevation allowing access to balcony.

With matching wall and base kitchen units finished in white gloss with integral washer dryer and fitted electric oven with four ring gas hob above. Fitted extractor hood over with steel splash back. Space for fridge freezer. Roll top work surfaces with matching splash back. Stainless steel sink with matching draining board and central mixer tap. Further space for dining table. The kitchen area is laid to wood effect laminate flooring and the rest of the room is split between the lounge/dining area with two radiators. Television aerial point. Two telephone points. Wired satellite points.

### Agents Note Cladding

Following a recent fire assessment the report ( B2 rating on the EWS1) concludes that combustible materials are present in the external wall system and that remedial works are required. This may impact lending and interested parties should consider taking independent advice

### Agents Notes

This is a leasehold apartment.  
Lease 250 years commenced 14th January 2011  
The ground rent is £250 per annum.  
The maintenance charge is: £518.88 per quarter.  
Management Company - Plymouth Block Management  
No Pets

### 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

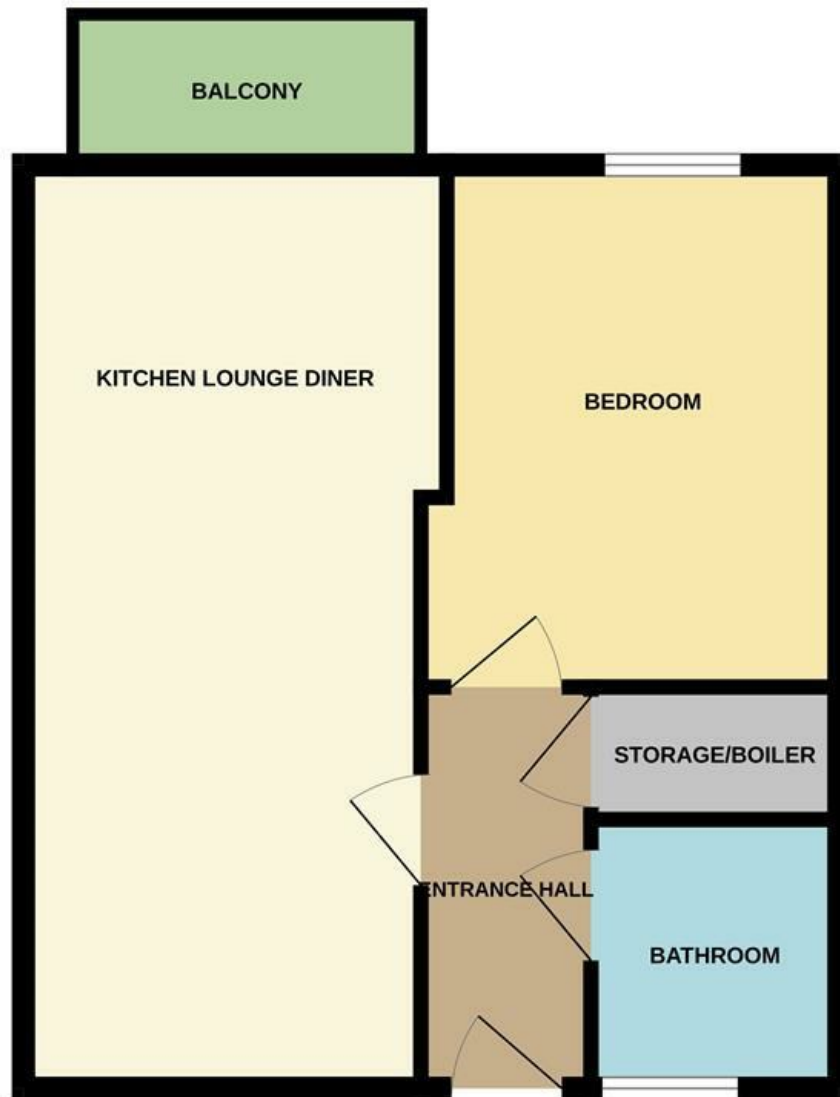
| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | 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<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                            |                                                                                   |
|-----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                     | Current                    | Potential                                                                         |
| Very environmentally friendly - lower CO2 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 CO2 emissions |                            |                                                                                   |
| England & Wales                                     | EU Directive<br>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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