



MAY WHETTER & GROSE

58 PARK HOUSE BRIDGE ROAD, ST. AUSTELL, PL25 5HD
PRICE £60,000



A WELL POSITIONED CHAIN FREE TWO BEDROOM FLAT LOCATED ON THE TENTH FLOOR. THE PROPERTY HAS ELEVATED VIEWS OVER THE SURROUNDING AREA, UPVC DOUBLE GLAZING THROUGHOUT AND ELECTRIC HEATING. THIS LEASEHOLD PROPERTY IS LOCATED WITHIN CLOSE REACH OF LOCAL AMENITIES AND A VIEWING IS ADVISED TO FULLY APPRECIATE THE VIEWS AND SETTING ON OFFER. PLEASE SEE AGENTS NOTES. EPC - D



Location

St Austell town centre is situated a short walk away 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

Park House flats are located close to the edge of the town centre on the junction of Bridge Road, Truro Road and Gover Road

Accommodation

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



Accessed via the communal entrance, via stairs or lift to the tenth floor.

Entry via hard wood door with inset spyhole providing access through to entrance hall.

Entrance Hall

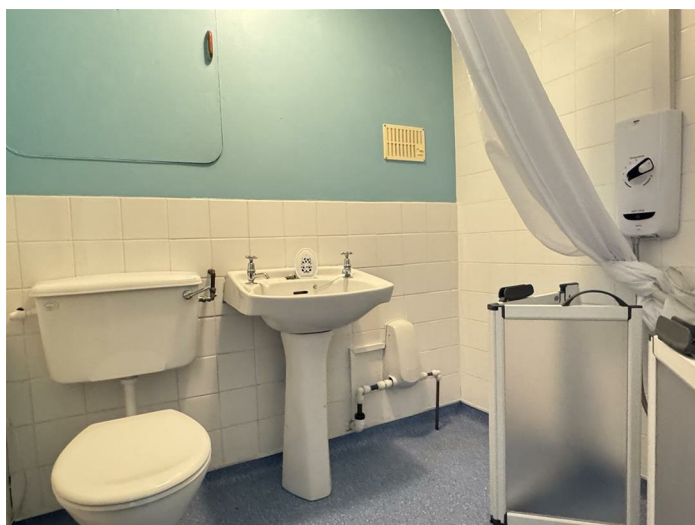
17'7" x 9'6" - max (5.37 x 2.90 - max)



Doors off to wet room, bedrooms one and two and lounge/diner. Twin doors open to useful in-built storage area with in-built heater and further twin doors providing access to high level storage above. Mains fuse box. Textured walls. Textured ceiling. Wall mounted electric night storage heater.

Wet Room/Shower

6'4" x 5'4" (1.95 x 1.63)



Matching shower suite comprising low level WC, pedestal hand wash basin, open shower cubicle with wall mounted electric shower and shower screen. Non slip flooring. Part tiled walls. Textured ceiling. Fitted extractor fan. Wall mounted electric heater. Inset door opens to provide access to the cold water tank.

Bedroom One

14'1" x 9'7" (4.30 x 2.93)



Upvc double glazed tilt and turn window to rear elevation with elevated outlook over the surrounding area. Wall mounted electric heater. Textured ceiling.

Bedroom Two

14'2" x 7'9" (4.32 x 2.38)



Upvc double glazed tilt and turn window to rear elevation. Wall mounted electric heater. Textured ceiling.

Lounge/Diner

17'1" x 10'2" (5.23 x 3.11)



Two Upvc double glazed tilt and turn windows to rear elevation with elevated views over surrounding area. Door through to kitchen. Wall mounted electric heater. Textured ceiling. Telephone entry handset. Television aerial point. Telephone point.

Kitchen

14'3" x 6'5" - max (4.36 x 1.96 - max)



Upvc double glazed tilt and turn window to side elevation. Matching wall and base units. Roll top work surfaces with stainless steel sink and matching draining board. Space for additional kitchen appliances. Part tiled walls. Textured ceiling. Tile effect vinyl flooring.



| 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 | 76 |

| 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 | |



Council Tax Band - A

Agent Note

The property is leasehold

New 990 year lease from completion

Annual Service Charge of £1,758.24. This is subject to annual review.

No Pets

Construction Unknown therefore please check with lending source should lending be required

No gas in the building

Broadband and Mobile Coverage

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

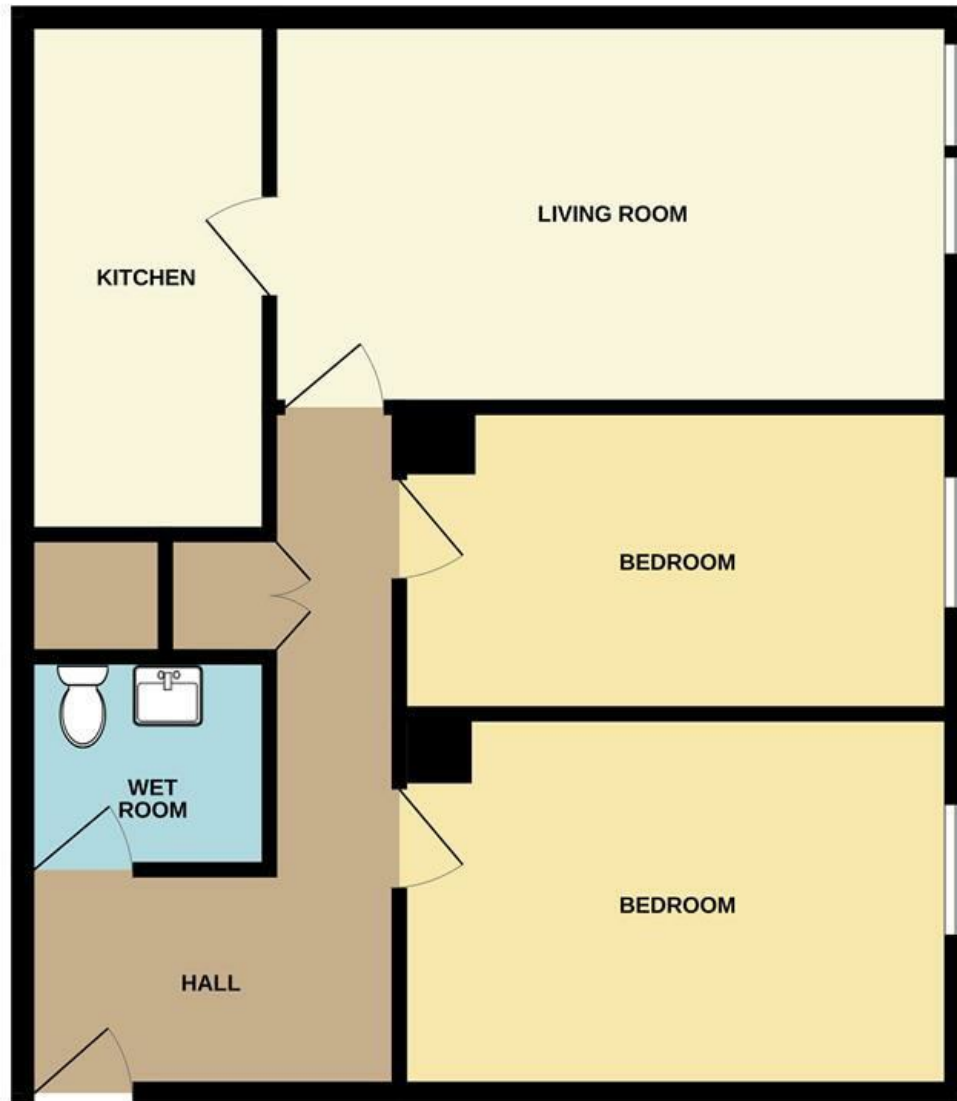
Services

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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