

# MAY WHETTER & GROSE

**1 CHISHOLME COURT, ST. AUSTELL, PL25 4UG**  
**GUIDE PRICE £95,000**



A WELL SITUATED CHAIN FREE LEASEHOLD TWO BEDROOM GROUND FLOOR APARTMENT FOR THOSE AGED 55 YEARS AND OVER AND CAPABLE OF INDEPENDENT LIVING. THE PROPERTY BENEFITS FROM A WET ROOM WITH WALK IN SHOWER, COMMUNAL FACILITIES WITH LAUNDRY AND COMMUNAL LOUNGE ON SITE AND EXTREMELY WELL KEPT COMMUNAL GARDENS. ALTHOUGH THE PROPERTY WOULD BENEFIT FROM SOME COSMETIC REFRESHMENT, IT IS WITHIN CLOSE PROXIMITY TO ST AUSTELL TOWN AND THE MAINLINE RAILWAY STATION AND OFFERS GOOD STORAGE FACILITIES, ELECTRIC HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL SITUATED GROUND FLOOR APARTMENT. EPC - D



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St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre. 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.

### Directions

From St Austell head up East Hill to the traffic lights, turning right onto Eastbourne Road. Follow the road along towards Sawles Road. As the road bears around to the right there is a turning on the right into Belmont Road. Take this right hand turning and after approximately 100 yards turn left. The property is accessed through the communal entrance. Parking is available within the communal area. Access can be via another external entrance. Note viewings strictly by appointment only via sole selling agents: May Whetter & Grose.

### Accommodation

Accessed via the main entrance to the building and located at the very end of the Entrance Hall passing the communal laundry facilities and guests lounge, a hardwood door with inset spyhole allows external access into Entrance Hall.

### Entrance Hall

13'8" x 7'11" (4.18 x 2.42)



Upvc double glazed window to the rear of the building providing natural light. Doors through to wet room, bedroom one, lounge/diner, bedroom two. Additional door from the entrance hall on the left hand side provides access to a useful in-built storage recess offering a great deal of shelved storage options. Two doors directly in front of you as you enter the apartment open to provide access to another useful storage recess currently utilised as a wardrobe with hanging storage facilities and high level shelved

storage above. To the right hand side a door opens to provide access to the air cupboard housing the hot water tank with further slated storage facilities set within. This entrance hall benefits from carpeted flooring, wall mounted electric heater, mains fuse box and emergency pull cord.

### Wet Room

9'5" x 5'11" (2.88 x 1.81)



Upvc double glazed window to the rear of the building with obscure patterned glazing. Updated white shower suite comprising Low Level Flush WC, ceramic hand wash basin with open shower cubicle with wall mounted low level shower, non slip flooring. Heated towel rail. Tiled walls to water sensitive areas. Wall mounted electric heater. Emergency pull cord.

### Bedroom One

13'5" x 7'3" (4.10 x 2.23)



A well lit room with two Upvc double glazed windows to the rear of the building. Carpeted flooring. Wall mounted electric heater. Louvre door opens to provide access to the useful in-built wardrobe offering shelved and hanging storage facilities. Telephone point. Roll top worksurface with additional shelving below. Emergency pull cord.



### **Lounge/Diner**

15'4" x 10'6" (4.69 x 3.21)



A well lit room with Upvc double glazed bay window to front elevation offering delightful views over the well kept communal grounds. Carpeted flooring. Wall mounted electric heater. BT Openreach telephone point. Television aerial point. Louvre door opens to provide access to useful in-built storage void offering a great deal of storage options. Emergency pull cord. Opening through to kitchen.

### **Kitchen**

8'2" x 5'0" (2.51 x 1.54)



Upvc double glazed window to the side of the building providing natural light. Matching base kitchen units finished in cream. Stainless steel sink with matching draining board and central mixer tap. Vinyl flooring. Tiled walls to water sensitive areas. Two ring Siemens Induction Hob. Wall mounted electric heater. Space for additional kitchen appliances. Louvre door opens to provide access to another in-built storage recess offering shelved storage facilities.



### **Bedroom Two**

11'4" x 8'9" (3.46 x 2.68)



Upvc double glazed window to front elevation overlooking the well kept communal grounds. Carpeted flooring. Wall mounted electric heater. Twin Louvre doors open to provide access to a useful in-built storage void. Telephone point. Emergency pull cord. This room would comfortably house a double bed should a second bedroom be required however other residents in the development use the second bedroom as a separate dining room.



Council Tax Band - B

Agents Notes:

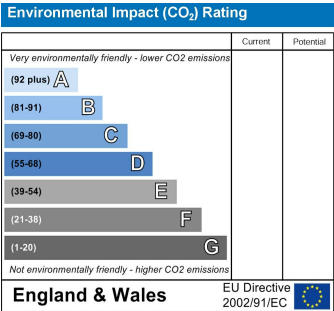
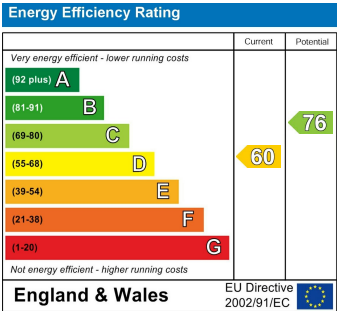


The property is held on the remainder of a 200 year lease which commenced the 24/06/1988.

2 Bedroom properties pay a service charge of £262.84 per month which includes ground rent (£116.84 per annum), water and communal maintenance etc.

Occupants must be 55 years or over and capable of independent living.

The site offers communal laundry, a communal lounge and visitors accommodation for guests/relatives to stay over night.









**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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