



M A Y W H E T T E R & G R O S E

**8, CORNWALL HOUSE SOUTH STREET, ST. AUSTELL, PL25 5DQ**  
**GUIDE PRICE £93,000**



**\*\* VIDEO TOUR AVAILABLE UPON REQUEST \*\***

A FIRST FLOOR APARTMENT SITUATED IN A GOOD LOCATION WITH CLOSE PROXIMITY TO TOWN CENTRE. IMMEDIATELY LOCATED ON A MAIN BUS ROUTE AND A SHORT WALK TO ST AUSTELL RAILWAY STATION. OFFERING PARKING FOR ONE VEHICLE AND SHARED COMMUNAL GARDENS TO THE REAR. A POTENTIAL OPPORTUNITY FOR AN INVESTMENT BUYER.

PLEASE SEE AGENTS NOTES EPC - D



## Location

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 from East Hill, continue down this hill past the Job Centre on your left and around the left hand bend, go past the traffic lights and the apartments will be located set back on your left hand side, accessed via the communal entrance.

## Accommodation

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

## Communal Entrance



From the communal front entrance a door and stairs lead up to the first floor where a further door leads into a shared hall and further door to the apartment.



Entrance hall with electric night storage heater. Fuse box. Doors to living area, bedroom, bathroom and one into recessed storage housing the water cylinder with slatted shelving.

## Bathroom:

4'9" x 9'4" at maximum (1.47m x 2.87m at maximum)



Comprising a white suite of low level WC, hand basin and panelled bath with shower head attachment over. Part tiled wall surround. Ceiling mounted extractor and wall fan plus heated towel rail.

## Bedroom:

12'1" x 8'11" (3.70m x 2.72m)



A generous sized double bedroom with double glazed window to the front and night storage heater below. Door into recessed wardrobe storage.

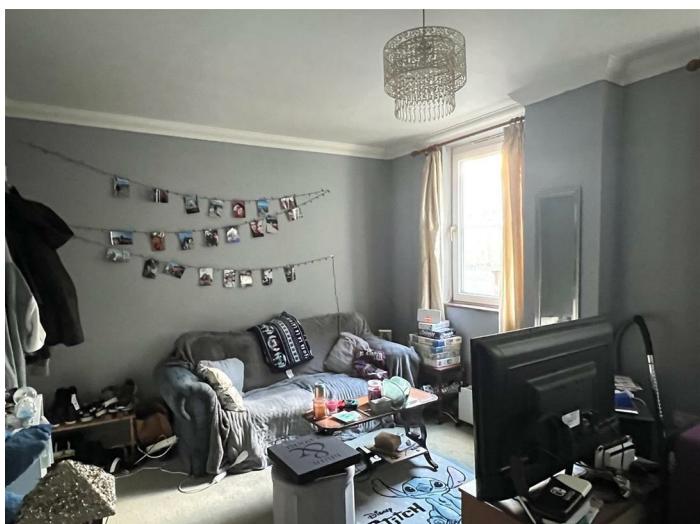


### Main Living Area:

15'2" x 10'11" (4.63m x 3.35m)



An open plan living area comprising lounge/dining area and arch way through to kitchen. Offering a great deal of natural light from three double glazed windows, two within the main living area and one within the kitchen. Night storage heater. Carpeted throughout.



### Kitchen Area:

7'4" x 10'11" (2.26m x 3.35m)

Comprising a range of wall and base units with tiled splash back and granite effect roll top laminated work surface, incorporating four ring hob with integrated oven below and hidden extractor above. One and a half bowl stainless steel sink and drainer with mixer tap. Further space for white good appliances. Built in fridge freezer.

### Outside



There is a single allocated parking space. To the side of the building there is a pathway and steps which lead to communal tiered gardens with seating areas with low level planting.





### Agents Notes

This is a leasehold property with a 999 year lease which commenced 2001. Each owner holds a 1/16th share of the Freehold.

Current management charges are £115 pcm.

Peppercorn ground rent.

Specific restrictions to this property are NO PETS, NO CHILDREN, NO SMOKING. Any sub lets must be by way of assured shorthold tenancy.

The property is currently tenanted and if you are looking for an investment, the tenants are keen to stay, however they can be served notice accordingly once the property is agreed.

The Vendors advise Fibre Broadband Openreach have installed fibre to the basement connection area. Individual flat owners can now request / purchase access via their Service Provider.

### Council Tax Band - A

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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