



MAY WHETTER & GROSE

13 CHISHOLME COURT, ST. AUSTELL, PL25 4UG
GUIDE PRICE £115,000



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

ENJOYING A SUNNY FACING ASPECT AND SOME FAR REACHING COUNTRYSIDE VIEWS FROM THE BALCONY WITHIN THE EVER POPULAR LIFESTYLE LIVING COMPLEX OF CHISHOLME COURT WITH ACCESS ON THE LEVEL. WELL PRESENTED THROUGHOUT AND WITH SHOWER ROOM, LOUNGE/DINER AND KITCHEN. THE DEVELOPMENT OFFERS A COMMUNAL LOUNGE AREA, A SITE MANAGER, LAUNDRY ROOM AND GUEST SUITE. FOR YOUR PERSONAL PEACE OF MIND THERE IS AN EMERGENCY PULL CORD SYSTEM IN EACH ROOM. THE APARTMENT IS SET WITHIN WELL KEPT COMMUNAL GROUNDS. FOR THOSE OVER THE AGE OF 55 AND CAPABLE OF INDEPENDENT LIVING. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS POSITION WITHIN THE DEVELOPMENT. EPC - C



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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. Parking is available within the communal areas. On the left is the main entrance however, on the right Number 13 you will find this apartment is situated on the outside so there is no need to go into the main building if not needed.

St Austell town centre is within walking distance of the property and offers shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and Tesco supermarket. 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.

Outside



The property is set within a popular retirement complex with communal gardens and parking area.

Entrance Hall



Finished with a cream wall surround with white coving and carpeted flooring which continues through into both bedrooms and the main lounge/diner. Double doors opens through into large cloak cupboard/storage with shelf above and additional cupboard to the side with recess shelving. Within the inner hall there are a further set of double doors into airing cupboard housing the water cylinder and slatted shelving beneath. Cupboard to the side with shelf above. Within this hallway there is a wall mounted heater and additional wood panelled doors into both bedrooms, shower room and lounge area. Door into:

Shower Room



Situated to the front and comprising a suite of low level WC with hidden cistern and hand basin set within a vanity storage unit. Finished with a part tiled wall surround and step up into shower cubicle. With laminate shower panel surround and pull cord electric shower with fold away seat beneath if required. Natural light is provided from an obscured glazed window to the front and pull cord heater if needed. Door into:

Bedroom

6'10" x 13'5" (2.10 x 4.09)



(At maximum points) The second bedroom enjoying far reaching views down towards the start of the Pentewan Valley and over towards Tregorrick. Having a sunny facing aspect from a double glazed window with display sill beneath. Finished with a cream wall surround and white coving having wall mounted electric heater and double doors into built in wardrobe with hanging rail and shelf above. Door into:



Lounge Dining Room

10'4" x 15'4" (3.17 x 4.68)

Enjoying the sunny facing aspect and the far reaching countryside views with two double glazed panels to the side with quarter window opening above and central door out onto a balcony with balustrade surround. Wall mounted heater to the side and finished with a cream wall surround, white coving and two panelled wood door into recessed storage with shelving.



Balcony



Enjoying a sunny aspect and far reaching views.

Kitchen

4'11" x 8'3" (1.52 x 2.52)

(At maximum points) Comprising a range of oak style fronted wall and base units with roll top work surface and stainless steel sink and drainer. Patterned tiled splashback with decorative inserts and space for three quarter size fridge/freezer and insert cooker. Above the sink is a double glazed window with sill enjoying the far reaching views and to the side a pull cord electric heater if needed with additional larder store to the side. Door into:



Bedroom

12'5" x 8'11" (3.79 x 2.73)



Outside & Communal Area Main Building

A spacious double bedroom with double glazed window to the side enjoying a view over the communal garden area and some far reaching countryside views. Finished in a light coloured wall surround with white coving. Telephone point, wall mounted electric heater and double wood doors into built in wardrobe with shelf storage to the side and above. Additional two panelled door into storage cupboard with shelving.



The property is part of a small select life style living development, and has a pillared driveway entrance into a communal parking area and well kept landscaped gardens. Within in the main apartment building there is a communal lounge to the first floor and lift access. In addition to this there is a laundry room and a guest suite if ever needed.

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 £252.84 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.

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 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	



GROUND FLOOR



13 CHISHOLME COURT

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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