



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

**29 LYNWOOD GARDENS ALEXANDRA ROAD, ST  
AUSTELL, CORNWALL PL25 4QR**  
**GUIDE PRICE £235,000**



WITH VIEWS TOWARDS GRIBBEN HEAD, LOCATED A SHORT DISTANCE FROM THE COASTLINE AND WITHIN EASY REACH OF ST AUSTELL RAILWAY STATION, IS THIS IMPECCABLY PRESENTED AND VERSATILE LEASEHOLD MAISONETTE WHICH FORMS PART OF A SMALL SELECT DEVELOPMENT. THOUGHTFULLY DESIGNED AND LAID OUT SPACIOUS ACCOMMODATION OVER TWO FLOORS SET WITHIN LANDSCAPED WELL KEPT COMMUNAL GARDENS. ALLOCATED PARKING AND VISITOR SPACES WITH SECURITY ENTRY SYSTEM AND LIFT. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS FABULOUS CONVENIENT POSITION, VIEWS AND SPACIOUS ACCOMMODATION. EPC - B  
\*SEE AGENTS NOTES\*



## Location

St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. Also within walking distance is Asda supermarket. There is the main London to Paddington railway station and leisure centre together with primary and secondary schools. 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 which can offer an additional range of shops, restaurants and activities.

## Directions

From St Austell town centre, head up East Hill towards the roundabout. Cross straight over onto Alexandra Road. The Lynwood Gardens development will appear on your left hand side. Parking is to the left hand side, both numbered allocated and visitor parking.

## Accommodation

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



Front door opening into a wide welcoming spacious hallway, finished with carpeted flooring which continues through up onto the turning stair case and into the bedroom on this level. Doors into the accommodation on this floor. Wall mounted radiator. Easy access fuse box.

## Open Living Area

25'1" x 9'10" widening to 11'11" - max (7.67 x 3.01 widening to 3.65 - max)



From the parking a pathway leads to the communal front entrance and through to the lift and staircase. Take either to the upper floor.



Double glazed sliding doors with blinds above opening out onto the balcony from where you can enjoy views to the left towards Gribben Head and St Austell Bay. The lounge area is fitted with carpeted flooring. The kitchen thoughtfully designed and laid out comprising a range of wall and base units incorporating strip wood laminated work surface with part polished bevelled edged tiled splashback, work surface incorporates sink and drainer with mixer tap, integrated appliances of four ring gas hob with extractor oven beneath, fridge freezer, dishwasher and washer/dryer. Finished with strip wood effect floor covering and spotlighting.



### Bathroom

7'4" x 6'7" - max over bath (2.26 x 2.01 - max over bath)



### Bedroom

9'9" x 10'5" - max (2.98 x 3.18 - max)



Double glazed window to the front with fitted blind and radiator beneath.

(Please note that due to turning stair case outside there is slightly reduced headroom to one area) Comprises low level WC, floating hand basin with polished tiled splashback with mirror and shelf above. Chrome heated towel rail. Panelled bath with curved glazed shower screen and integrated shower system also with part polished tiled surround and complimented with similar strip wood effect flooring. Recessed ceiling spotlights and extractor fan.



Turning stair case with hand rail leads to the first floor, where there is a high level Velux window with display recess. Doors to two further bedrooms, shower room and one into large storage cupboard.

## Bedroom

7'10" x 10'4" - approx (2.41 x 3.17 - approx)



(Please note reduced headroom) Large Velux opening window to the front from where there are far reaching countryside views, with fitted blind within. Wall mounted radiator.

## Principal Bedroom

15'7" x 12'0" (4.76 x 3.67)



The feeling of space is enhanced by the high vaulted style ceiling, a great deal of natural light from double glazed windows to the front also enjoying the fabulous views and with fitted wood slat blinds and radiator beneath.



## Shower Room

8'4" x 7'5" - approx (2.55 x 2.27 - approx)



(Please note part reduced headroom to one side) Velux window to the rear with inset fitted blind. Comprising low level WC, floating hand basin, similarly decorated to the main bathroom. Curved glazed shower doors into cubicle also with polished tiled surround and integrated shower system with chrome heated towel rail to the side.

## Outside



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The apartment is set within well kept landscaped gardens with allocated parking together with the communal bin and recycling store.

### Council Tax Band - B

### 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](mailto:sales@maywhetter.co.uk)

### Agents Notes

Leasehold

999 year lease commences 24th June 2014

Ground Rent - Nil

Service Charge - £1,155 per annum

One Allocated Parking Space

Gas Fired Central Heating

No Pets



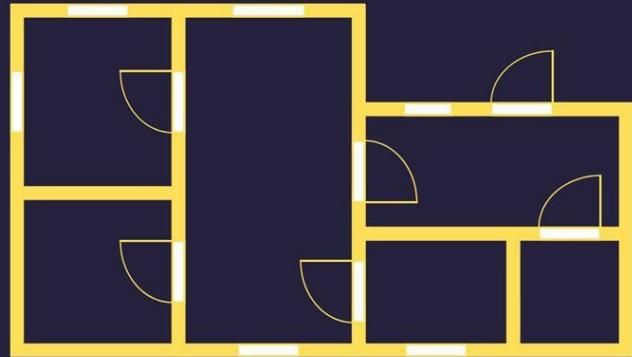




MAY WHETTER  
& GROSE

ESTABLISHED 1920

# FLOORPLAN COMING SOON



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