



MAY WHETTER & GROSE

**8 CARBEAN APARTMENTS FETTLING LANE,
CHARLESTOWN, PL25 3FT
OFFERS IN EXCESS OF £200,000**



OFFERED WITH NO ONWARD CHAIN, SITUATED IN A TUCKED AWAY POSITION, A SHORT DISTANCE FROM THE PICTURESQUE PORT OF CHARLESTOWN AND THE BEACHES OF ST AUSTELL BAY AND SOUTH WEST COASTAL FOOTPATH. WITHIN A SOUGHT AFTER RESIDENTIAL DEVELOPMENT, IS THIS DELIGHTFUL TWO DOUBLE BEDROOM, PRINCIPAL EN-SUITE PLUS BATHROOM, OPEN PLAN LIVING AREA GROUND FLOOR APARTMENT. ENCLOSED LOW MAINTENANCE GARDEN, PART COVERED PATIO PLUS ALLOCATED PARKING. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS TUCKED AWAY POSITION AND SIZE. EPC - B
SEE AGENTS NOTES



Location

This Georgian Port of Charlestown has good nightlife plus a good choice of bars, restaurants, coffee shops and gift shops. Flanking the harbour itself the South West Coastal Footpath takes you along the breath taking cliff tops and views out over St Austell Bay and to the beaches of Carlyon Bay, Porthpean and Duporth.

For commuters, Charlestown is well connected with transport links onto the A30, mainline railway station in St Austell with Newquay Airport a short drive away, also within easy reach of Schools, Supermarkets and Healthcare facilities.

Directions

From St Austell head towards the Port of Charlestown, come past Penrice Academy on your right hand side taking the third left hand turn sign posted Casting Drive. Follow the road to the end, bear around to the right, keep following around to the end where the apartments will be located in the left hand corner. Please note just before the apartment block there is a entrance under the coach house where the allocated parking and bin store are located. When looking at the front of the building walk along the communal pathway where you will come to a large area of open lawn and pathway to the front communal entrance way with entry phone system.

Accommodation

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



Communal doorway with post box and the front door is on the right hand side. Entrance hallway with six panel white doors into all accommodation and one into large storage cupboard with power and shelving.

Inner Hallway

Entry phone system and wall mounted radiator. Telephone point. Double wall mounted socket.

Open Plan Living

10'3" x 27'0" - max (3.13 x 8.24 - max)



Two wall mounted radiators. A great deal of natural light and outlook from two double glazed windows, one within the kitchen, one to the side with deep display sill enjoying an outlook over the communal lawns and double glazed door with fixed glazed side panels opening out onto the part covered patio and enclosed garden. In the main living area there are four double wall mounted sockets, television and telephone points. The kitchen offers a range of gloss fronted wall and base units complimented with roll top work surface and splashback incorporating one and half bowl stainless steel sink and drainer with mixer tap and breakfast bar. Four ring gas hob with integrated oven below and attractive glass splashback. Stainless steel extractor above. Four brushed chrome double wall mounted sockets. Gas boiler (installed 2024) located in one of the cupboards in the kitchen area. Integrated low level fridge, freezer and dishwasher together with free standing under unit space for washing machine.



Family Bathroom

7'8" x 5'6" - max (2.36 x 1.69 - max)



Comprising white suite of low level WC, hand basin and bath with curved glazed shower screen and shower head over. Part tiled wall surround with decorative border. Large chrome heated towel rail.

Principal Bedroom

10'10" x 14'11" - max (3.32 x 4.55 - max)



Double glazed doors opening out onto the garden with radiator beside. Door through into en-suite. Three double wall mounted sockets together with television and telephone points.

En-Suite

7'8" x 5'6" - max into shower (2.36 x 1.70 - max into shower)



Chrome heated towel rail behind door. Low level WC, hand basin with vanity storage cabinet above and shaver socket to the side. Part tiled wall surround which goes into the one and half size shower cubicle with integrated shower. Ceiling mounted extractor.

Bedroom

10'5" x 11'9" (3.19 x 3.59)



Double glazed window to the rear with deep display sill and radiator beneath. Double six panel white wood doors into large wardrobe/storage. Four double wall mounted sockets together with television and telephone points.

Outside



This attractive apartment block is nestled into the corner of this popular development and has an enclosed rear garden with fence panelling. Paved patio area which is part covered by the balcony above. An ideal low maintenance garden or blank canvas for a keen gardener.

There are numerous walkways through the development which take you down to the wonderful picturesque Port of Charlestown where there are numerous places to eat and public houses.

The Holmbush complex is close by with a number of shops and supermarkets.



Council Tax Band - C

Broadband and Mobile Coverage

Services

Viewings

Agents Notes

Leasehold Apartment

Pets - permission would need to be obtained from freeholder

999 year lease from 1st January 2010

Ground Rent £160 per annum

Service Charge payable to Belmont Property

Management approximately £1,000 per annum

Other Charges First Port Management the Freehold - annual charge £210.84 per annum

Running a business from the property not permitted

Holiday Let - permission would need to be obtained from freeholder

Sub Letting - permission would need to be obtained from freeholder

Allocated parking for one vehicle

Energy Efficiency Rating

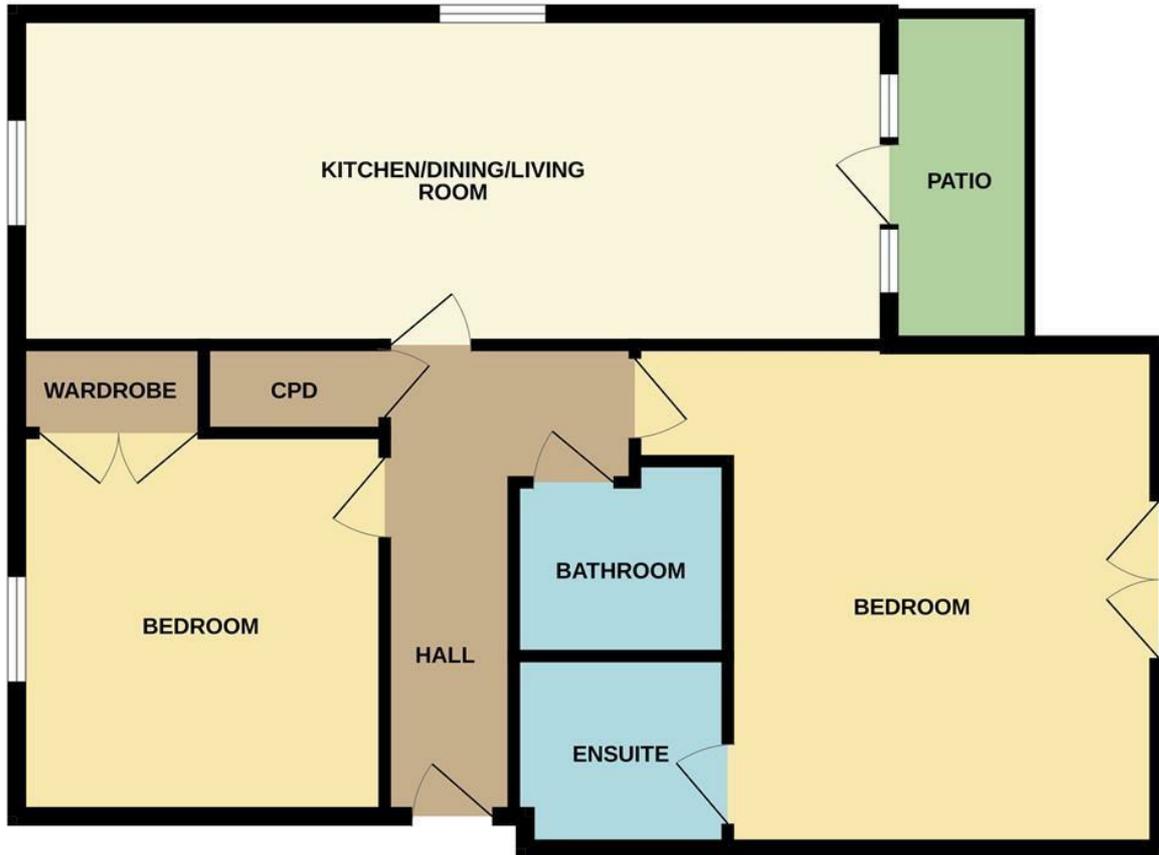
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



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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