

MAY WHETTER & GROSE

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



A GROUND FLOOR APARTMENT SITUATED IN A GOOD LOCATION WITHIN CLOSE PROXIMITY TO TOWN CENTRE. IMMEDIATELY LOCATED ON A MAIN BUS ROUTE AND A SHORT WALK TO ST AUSTELL RAILWAY STATION, OFFERING SHARED GARAGED PARKING FOR ONE VEHICLE AND COMMUNAL GARDENS. THE ACCOMMODATION COMPRISSES OF ENTRANCE HALLWAY, OPEN PLAN LOUNGE/KITCHEN/DINER, DOUBLE BEDROOM AND BATHROOM

THE PROPERTY HAS ELECTRIC HEATING. PLEASE SEE AGENTS NOTES. EPC - D

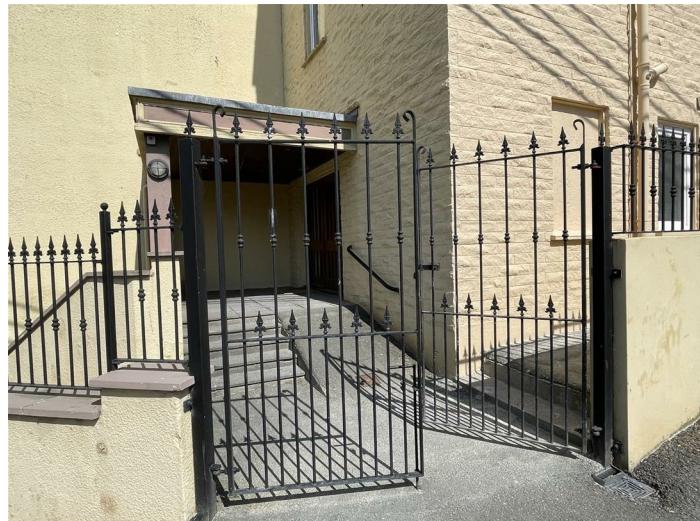


St Austell town centre is situated within easy reach and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning 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.

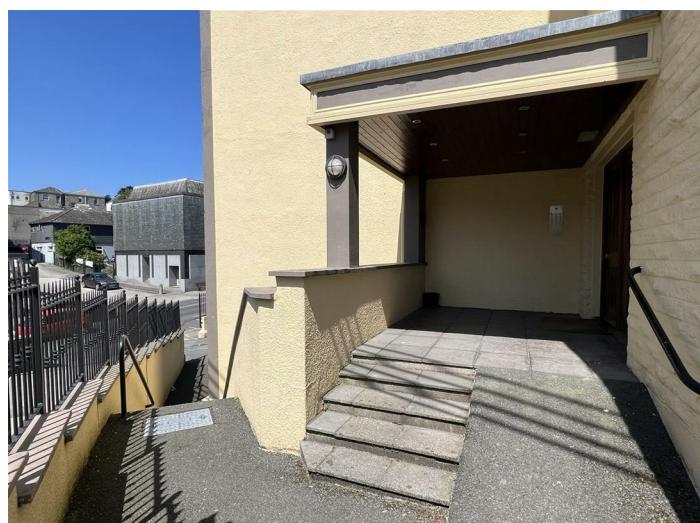
Directions

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.

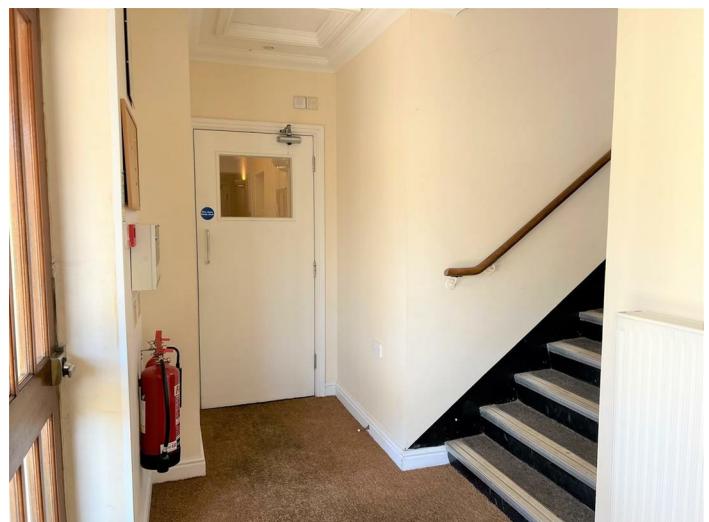
Accommodation



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



Communal Entrance Area



From the communal entrance a door will open to the left which leads to the apartment.

Entrance Hall

With carpeted flooring into the main living area and bedroom. There is an entry phone system with electric heater below and fuse box.

Open Plan Living Area
14'9" x 10'4" (4.51 x 3.15)



A good sized open living area leading through to the kitchen. Offering a good amount of natural light from 3 double glazed windows with fitted blinds, and electric heater below, and carpeted flooring.



Kitchen area
8'11" x 5'10" (2.72 x 1.8)



A good range on wall and base units complemented by a speckled laminated work surface and tiled splash back incorporating stainless steel sink and drainer with mixer tap. There is also an integral oven, hob with further spaces for white goods.



Bedroom

9'11" x 9'1" at max points (3.03 x 2.78 at max points)



A double bedroom with window to the rear and door into built in wardrobe storage.

Bathroom

6'6" x 7'4" (2.0 x 2.24)



A white suite comprising low level WC, hand basin, and panelled bath, with folding shower screen, and part tiled walled surround, plus heated towel rail and additional pull cord wall heater

Outside

To the front there are electric garage doors which open in to the allocated parking area. 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.

Specific restrictions to this property are NO PETS & NO CHILDREN.

Council Tax Band - A

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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