



Trevarthian Road
St. Austell
PL25 4BH

Price Guide £90,000

- No Onward Chain
- Convenient Town Centre Location
- Two Bedroom Apartment
- Over 55's Only
- Council Tax Band B
- Landlord Investment 8.66% Yield
- Site Manager
- Parking Available via Permits
- Easy Level Access
- Communal Facilities Including Library and Gym



Tenure - Leasehold

Council Tax Band - B

Floor Area - 775.00 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this wonderfully spacious two bedroom ground floor apartment located within The Sycamores complex in St Austell town centre. With road level access into the apartment in addition to a lift, allows easy entry in and around the complex. The benefits of this apartment includes proximity to the town, ground floor location, public transport, ample off street parking and communal facilities which include library, gym and laundry room. The apartment consists of a spacious hallway with doors leading off to the lounge/diner, kitchen, two bedrooms and shower room. Potential rental investment with an expected income of £650 PCM. It is being sold with no onward chain and vacant possession and falls within council tax band B. Viewings are highly recommended to appreciate all that this home has to offer. Further details below.

LOCATION

Situated off of Trevarthian Road this property has pedestrian access to the railway and bus station, whilst only a short walk downhill into St Austell town centre. It provides an excellent range of amenities including a comprehensive range of shops, restaurants and public houses. In addition there is a cinema, bowling alley and leisure centre with public swimming pool, and the sandy beaches of Carlyon Bay, historic port of Charlestown and the Roseland Peninsula being only a short drive away. Educational facilities are also within reach with Poltair Academy and St Austell College both easily accessible by foot.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

Mains controlled smoke sensor. Secure phone entry system. Wall mounted electric radiator. Ample power sockets. Carpeted flooring. Skirting. Storage coat cupboard (0.80m x 0.46m) housing consumer unit. Airing cupboard (1.88m x 0.68m) housing hot water heater. Doors leading to:

LOUNGE / DINER

20'10" x 11'4" (6.35 x 3.46)

Two double glazed windows to the front and side aspects. Mains controlled smoke sensor. TV and broadband/phone connection points. Wall mounted electric radiator. Ample power sockets. Carpeted flooring. Skirting.

KITCHEN

11'3" x 7'0" (3.44 x 2.13)

Double glazed window to the front aspect. Mains controlled smoke sensor. Extractor fan. Range of wall and base fitted units with roll top worksurfaces and stainless steel sink with drainer. Space and plumbing for washing machine / dishwasher. Freestanding fridge, freezer, oven, hob and grill. Ample power sockets. Vinyl flooring. Skirting.

BEDROOM ONE

17'3" x 8'3" (5.27 x 2.52)

Double glazed window to the side aspect. Wall mounted electric radiator. Built in wardrobes and chest of drawers. Ample power sockets. Carpeted flooring. Skirting.

BEDROOM TWO

13'5" x 6'4" (4.08 x 1.93)

Double glazed window to the side aspect. Ample power sockets. Built in wardrobes. Carpeted flooring. Skirting.

SHOWER ROOM

6'5" x 5'7" (1.96 x 1.70)

Extractor fan. Double walk-in shower unit with electric shower and assistance handles which was installed and completed September 2021. Electric wall mounted towel radiator. Wash basin with tiled splashback. W/C. Wall mounted heater. Vinyl flooring. Skirting.

COMMUNAL FACILITIES

Communal facilities include the library, fitness room, residents lounge, laundry (pay by meter), with two guest rooms available for visitors subject to prior booking, availability and a nominal charge, communal gardens and parking.



TENURE

The property is leasehold with an 199 year lease dating from 1st January 1995 (we are awaiting confirmation of this) with a maintenance charge of approximately £110 per calendar month (this includes buildings insurance). There is also an approximate £170 per annum charge for the upkeep of the water system (the development has a private water supply). The management company of the site is Westerly Estates.

PARKING

There is ample off street parking subject to availability on a permit basis and enquires can be made via the site manager.

RESTRICTION

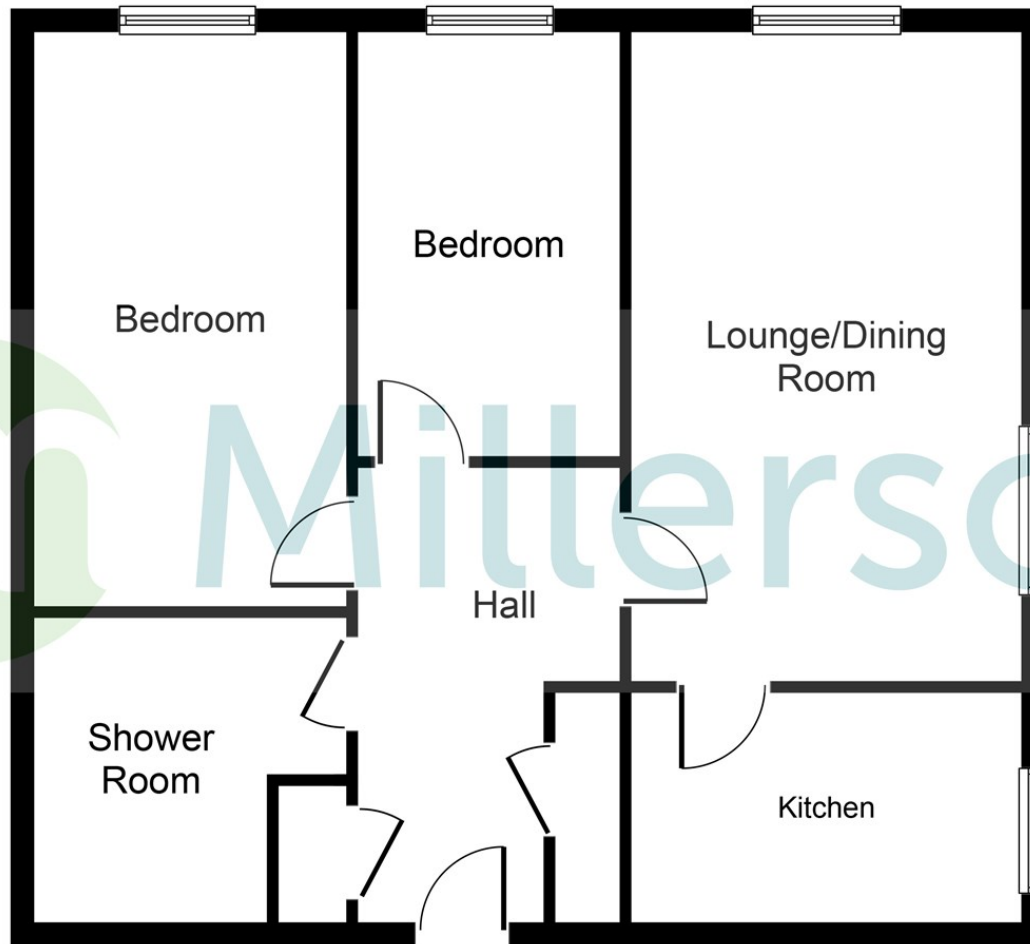
On this development there is an age restriction to those aged 55 and over. The complex also does not allow pets.

DIRECTIONS

From our office in Market Street continue up the hill into Trevarthian Road where the parking facilities (permit required) for the development will be found on the right hand side. The apartment in question is located through the main door you approach however a colleague of Millerson will be there to meet you externally and guide you through.



Directions To Property



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Valuation Request



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

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