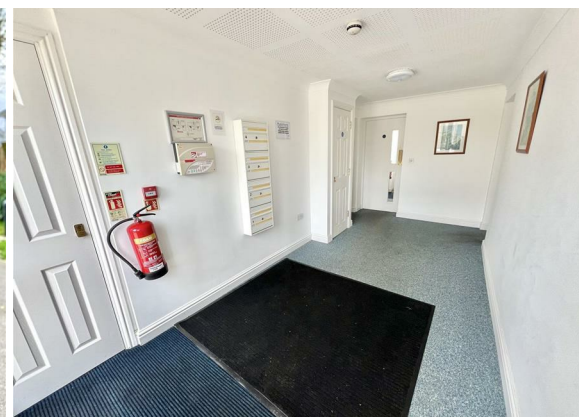




**Doulegates
St. Austell
PL25 5EG**

Asking Price £160,000

- TWO DOUBLE BEDROOMS
- GROUND FLOOR APARTMENT
- 999 YEAR LEASE FROM 2007
- TWO ALLOCATED PARKING SPACES
- ENSUITE TO MASTER
- GAS CENTRAL HEATING
- PHONE ENTRY SYSTEM
- BURGLAR ALARM
- MOVE IN READY CONDITION
- FLAT LEVEL ACCESS



Tenure - Leasehold

Council Tax Band - B

Floor Area - 721.18 sq ft



Property Description

Millerson Estate Agents are delighted to bring this wonderfully spacious, two bedroom ground floor apartment to the market. Situated in the popular complex of Doublegates, on the edge of Trewoon, this home offers flat level access, en-suite to the master bedroom and two off street allocated parking spaces. The current owner has maintained the property to a high standard and so it is in move in ready condition. The accommodation briefly comprises of a bright and airy communal hallway complete with phone entry system and secure, individual postboxes. The apartment is situated on the ground floor so highly suitable for those looking for one level living. Inside there are two good sized bedrooms, family bathroom and en-suite shower room off of the master bedroom. Furthermore there is an open plan kitchen/diner/lounge with dual aspect windows to enjoy the Cornish sunshine whatever time of the day. Externally the complex is surrounded by communal, well cared for gardens which have been stocked with a range of flowers, plants and trees. There are two allocated parking spaces which are clearly identifiable. Services to the property are all mains connected with the Council Tax Band for the property being a B. Viewings are highly recommended to appreciate all that there is to offer.

Location

Doublegates is situated within a popular residential location and is within walking distance to St Austell town centre which offers ample amenities including general shopping, a supermarket, pharmacy and dentists. A greater depth of facilities are available within the wider area of St Austell including the leisure centre at Polkyth, cinema, bowling alley, and a number of well known supermarket chains. The town also benefits from a mainline train station, linking Penzance to London Paddington. Access to the A30 is within a 20 minute drive and is the main route outside of Cornwall. Beyond St Austell town lie the sandy sheltered beaches of the South Coast including Pentewan and Porthpean, the picturesque fishing villages of Mevagissey and Polperro, and the stunning coastal walks of the Roseland Peninsula, an area of outstanding natural beauty.

The Accommodation Comprises

(All dimensions are approximate)

Entrance Hallway

Skimmed ceiling. Smoke sensor. Consumer unit housed. Burglar alarm

control panel. Intercom phone entry system. Ample power sockets. Radiator. Thermostat control panel. Storage cupboard housing built in timber shelving. Carpeted flooring. Skirting. Doors leading to:

Kitchen / Lounge / Diner

22'8" x 17'4" (6.93m x 5.30m)

L Shaped - Maximum measurements taken.

Double glazed windows to the side aspects. Skimmed ceiling. Coving. Range of wall and base fitted units with roll edge worksurfaces and tiled splash-back surround.. Stainless steel sink with drainer and mixer tap. Integrated Indesit washing machine, Belling oven/grill, four ring gas hob and extractor hood above. Space and plumbing for freestanding fridge/freezer. Phone/Broadband connection points. Ample power sockets. Two radiators. Combination of vinyl and carpeted flooring. Skirting.

Bedroom One

13'7" x 8'11" (4.15m x 2.72m)

Double glazed windows to the front and side aspects. Skimmed ceiling. Coving. TV connection point. Ample power sockets. Radiator. Carpeted flooring, Skirting. Door leading through to:

Bedroom One Ensuite

8'8" x 3'11" (2.65m x 1.20m)

Skimmed ceiling. Extractor fan. Double walk in, tiled shower unit with assistance handles. W/C. Wash basin with tiled splashback and wall mounted mirror above. Radiator. Vinyl flooring. Skirting.

Bedroom Two

8'11" x 8'9" (2.72m x 2.67)

Double glazed window to the front aspect. Skimmed ceiling. Coving. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Bathroom

8'8" x 6'5" (2.66m x 1.98m)

Double glazed frosted window to the side aspect. Skimmed ceiling. Extractor fan. Partially tiled. Heated towel radiator. Bath with shower attachment. W/C. Wash basin with tiled splashback and shaver points above. Vinyl flooring. Skirting.

Tenure

The apartment is leasehold with a 999 year lease dating from 2007. The



management agent are Belmont Property Management Services and we understand the management/service charges are £316.52 per quarter, with additional annual charges of £279 for insurance and £275.00 towards the sinking fund. There is a peppercorn ground rent.

Outside

The apartment is situated within its own complex with three other apartments. It is surrounded by communal gardens which have a variety of plants, shrubs and trees.

Parking

There are two allocated parking spaces for the apartment which are clearly identifiable.

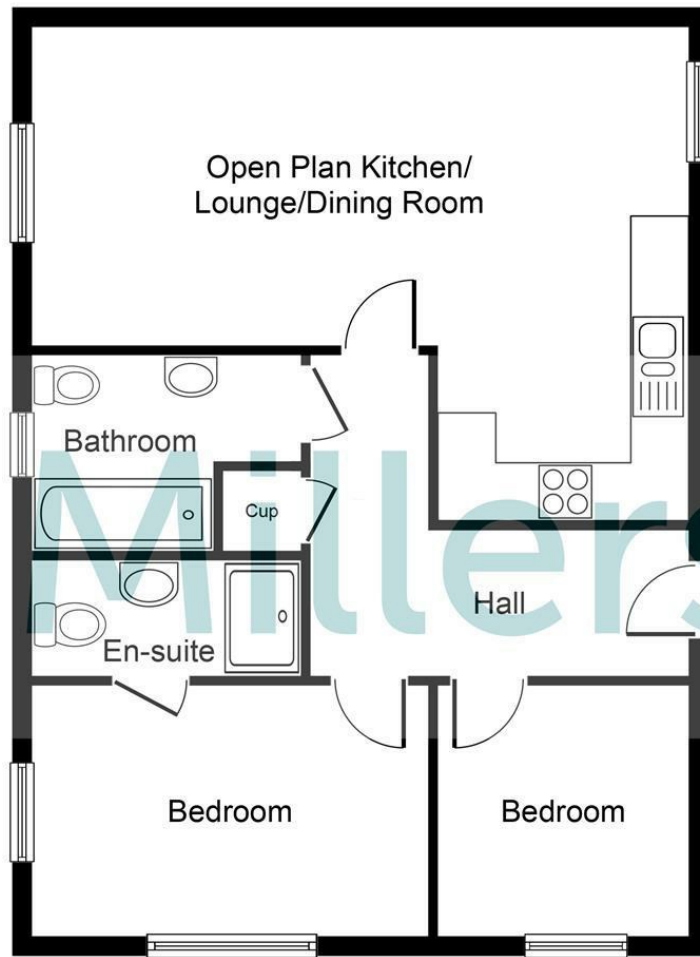
Services

The property is connected to mains electricity, water, gas and drainage. It falls within Council Tax Band B.

Directions

When leaving St Austell on East Hill, turn right at the mini roundabout into Trinity Street and then left at the T-junction into Truro Road. Continue along Truro Road, passing over the first crossroads, at the next crossroads with the traffic camera turn right into Edgcumbe Road. Proceed up this road and on the left hand side you will see the vehicular entrance to Doublegates. It will be marked with a round Millerson 'For Sale' board, please park in the designated apartment number space where a member of the team will meet you.





Ground Floor

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		78	79
(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	

Directions To Property

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Contact Us

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Valuation Request

