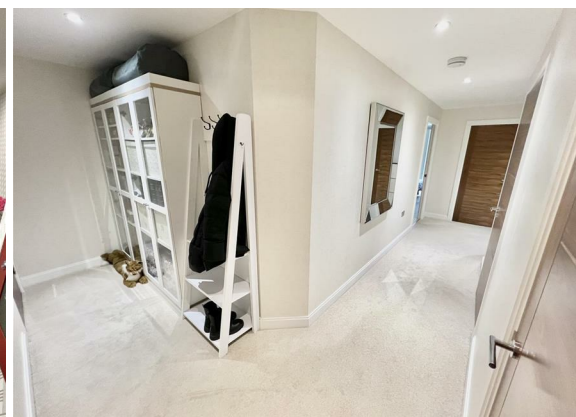




Sea Road  
Carlyon Bay  
St. Austell  
PL25 3FX

Price Guide £399,995

- HIGH SPECIFICATION GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS BOTH WITH PATIO ACCESS.
- ELECTRIC SECURITY ENTRANCE GATES
- TWO ALLOCATED PARKING SPACES
- WALKING DISTANCE TO THE BEACH
- COMMUNAL MANICURED GARDENS AND ROOF TERRACE WITH PANORAMIC SEA VIEWS
- AVAILABLE TO OVER 55'S ONLY
- SITUATED UPON THE PRESTIGIOUS SEA ROAD IN CARLYON BAY
- NO ONWARD CHAIN
- 999 YEAR LEASE FROM JANUARY 2017 AND NHBC 10 YEAR WARRANTY



 **Millerson**  
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Tenure - Leasehold

Council Tax Band - D

Floor Area - 1022.57 sq ft



### Property Description

BEING SOLD WITH NO ONWARD CHAIN - Millerson Estate Agents are proud to present this immaculately cared for, show home standard, two double bedroom, ground floor apartment situated within the Ocean House complex on the enviable Sea Road in Carlyon Bay. The current owners have maintained this property to an extremely high standard and so is in move in ready condition. The apartment which is aptly named 'The Carlyon' is situated on the ground floor and has flat level access leading to it both internally and externally.

The complex itself is accessed via electric gates to which each apartment benefits from a visual intercom security system. In total within the complex there are 32 apartments all with an age restriction in place for those who are 55 and over to reside in, which can bring reassurance to current and future owners. The communal areas include a welcome lounge which offers ample furniture to rest and relax upon, well maintained gardens with flourishing flowers and a roof terrace to enjoy the never ending sea view. There is lift access throughout the complex should it be required. Within the apartment itself there are benefits such as the executive, expansive primary bedroom suite which includes a dressing area, fully fitted, luxurious ensuite and its own access on to the front facing patio. Further benefits include underfloor heating throughout, kitchen with all integrated NEFF appliances including a slide and hide oven and externally two allocated off street parking spaces which are within easy reach. The property was built and completed in 2017 with a 999 year lease from this date plus a NHBC 10 year warranty.

This is a McCarthy & Stone luxurious "Lifestyle Living" apartment for people aged 55 and over. Perfect for those looking to downsize but wanting to keep total independence. The reasonable service charge, when compared to household maintenance, gives you freedom from, for example, gardening, window washing and all outdoor maintenance leaving time for hobbies and enjoying the local area to the full. If you're looking for that something special then this is one not to miss. Viewings are highly recommended to appreciate all that there is to offer.

### Location

The apartment is positioned on the exclusive 'Sea Road' in Carlyon Bay which is the most prestigious and exclusive part of St Austell. Ocean House itself is one of the newest buildings to have been erected, with its construction completed in 2017. The complex lies within a short walk from the nearby Carlyon Bay sandy beach which becomes home to a variety of pop up Cornish restaurant's throughout the year. Additionally the beach offers direct access to the coast path which meanders around the cliff top, Carlyon Bay, golf course and enjoys the most breathtaking scenery.

The picturesque harbour at Charlestown is also within walking distance and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining on offer. Further afield lie The Lost Gardens of Heligan and of course the world famous Eden Project. The sheltered bays of the South coast are perfect for those paddle boarders and kayakers whilst if you are looking for more an adventurous streak then head to the surfing waters of the North coast.

### Entrance Hallway

Skimmed ceiling. Recessed spotlights. Centralised fire alarm system. Positive input ventilation system. Burglar alarm system. Carpeted flooring. Skirting.

Airing Cupboard measuring 1.89m x 1.10m and housing the Vent Axia ventilation and Vokera underfloor heating system controls plus the consumer unit.

Doors leading to:

### Kitchen / Diner / Living Room

29'9" x 11'1" (9.08m x 3.40m)

Open plan living - maximum measurements taken.

Kitchen / Utility - Skimmed ceiling. Recessed spotlights. Smoke sensor. Positive input ventilation system. Range of wall and base fitted Symphony kitchen units with roll edge work surfaces. Integrated stainless steel sink with drainer and mixer tap and NEFF appliances including washer/dryer, fridge, freezer, four ring ceramic hob with extractor hood above plus a slide and hide oven/grill, and dishwasher. Ample power sockets. Luxury Vinyl floor tiles. Underfloor heating. Skirting. Opening leading to small utility area measuring 1.59m x 1.08m.

Dining / Living Area - Skimmed ceiling. Smoke sensor. Thermostat control. Triple glazed sliding patio door and side panel windows overlooking and opening on to the patio and communal gardens. Ample power sockets. Phone/Broadband connection point. Underfloor heating. Carpeted flooring. Skirting.

### Bedroom One

20'7" x 10'1" (6.29m x 3.09m)

Triple glazed sliding door and side panel window overlooking and opening on to the patio and communal gardens. Skimmed ceiling. Positive input ventilation system. Ample power sockets. Phone/Broadband connection point. Built in wardrobes with sliding mirror doors with integrated internal shelving and hanging units. Underfloor heating. Thermostat control panel. Carpeted flooring. Skirting. Door leading to:

### Bedroom One Ensuite

8'7" x 7'1" (2.64m x 2.18m)

Skimmed ceiling. Recessed spotlights. Positive input ventilation system. Wall mounted heated towel radiator. Thermostatically controlled walk in shower unit with rainfall shower head and separate attachment. W/C with push flush. Wash basin with mixer tap with built in storage beneath. Full size wall mounted heated mirror. Shaver points. Storage cupboard with integrated built in shelving. Thermostat control panel. Tiled flooring. Underfloor heating.

### Bedroom Two

12'5" x 9'6" (3.79m x 2.91m)

Double glazed door and two side panel windows overlooking and opening on to the patio and communal gardens. Skimmed ceiling. Positive input ventilation system. Ample power sockets. Phone/Broadband connection point. Built in wardrobes with sliding mirror doors with integrated internal shelving and hanging units. Underfloor heating. Thermostat control panel. Carpeted flooring. Skirting.

### Bathroom

7'4" x 7'2" (2.25m x 2.19m)

Skimmed ceiling. Recessed spotlights. Positive input ventilation system. Wall mounted heated towel radiator. Extra deep bath with rainfall shower head and separate attachment. W/C with push flush. Wash basin with mixer tap with built in storage beneath. Full size wall mounted heated mirror. Shaver points. Thermostat control panel. Tiled flooring. Underfloor heating.

### Externally

The apartment itself benefits from an expansive outside patio area, fitted with wall lighting, which is sizeable enough to fit a table and chairs - perfect for a spot of al fresco dining whilst enjoying the Cornish sunshine. The wider complex offers exceptionally manicured communal gardens with fully stocked flower beds and which are situated to the front of the apartment so can be enjoyed throughout the day. In addition there is a communal roof terrace with breathtaking, panoramic views over St Austell Bay and coastline.



### Parking

There are two allocated off street parking spaces clearly identified and set behind the electric entrance gates, There are also three visitor parking spaces clearly identifiable.

### Tenure

The apartment is leasehold with a 999 year lease from January 2017. There is a ground rent of £495 payable per annum with a rent review date due January 3015. The managing agents are McCarthy and Stone and there is an NHBC 10 Year Warranty.

### Service Charges

The current service charge is £4,286.99 per annum which will be reviewed June 2024.

The service charges cover the following:

- Cleaning of communal windows and exterior of apartment windows.
- Water rates for communal areas and apartments.
- Upkeep of gardens and grounds.
- Repairs and maintenance to the interior and exterior communal areas.
- Buildings Insurance
- Electricity, heating, lighting and power to communal areas.
- Contingency fund including internal and external redecoration of communal areas.

The service charge does not cover external costs such as your Council Tax, electricity or TV bills but does include the cost of your water rates.

### Agents Note

There is an age restriction in place on the apartment which means in order to purchase it you must be a minimum of 55 years old.

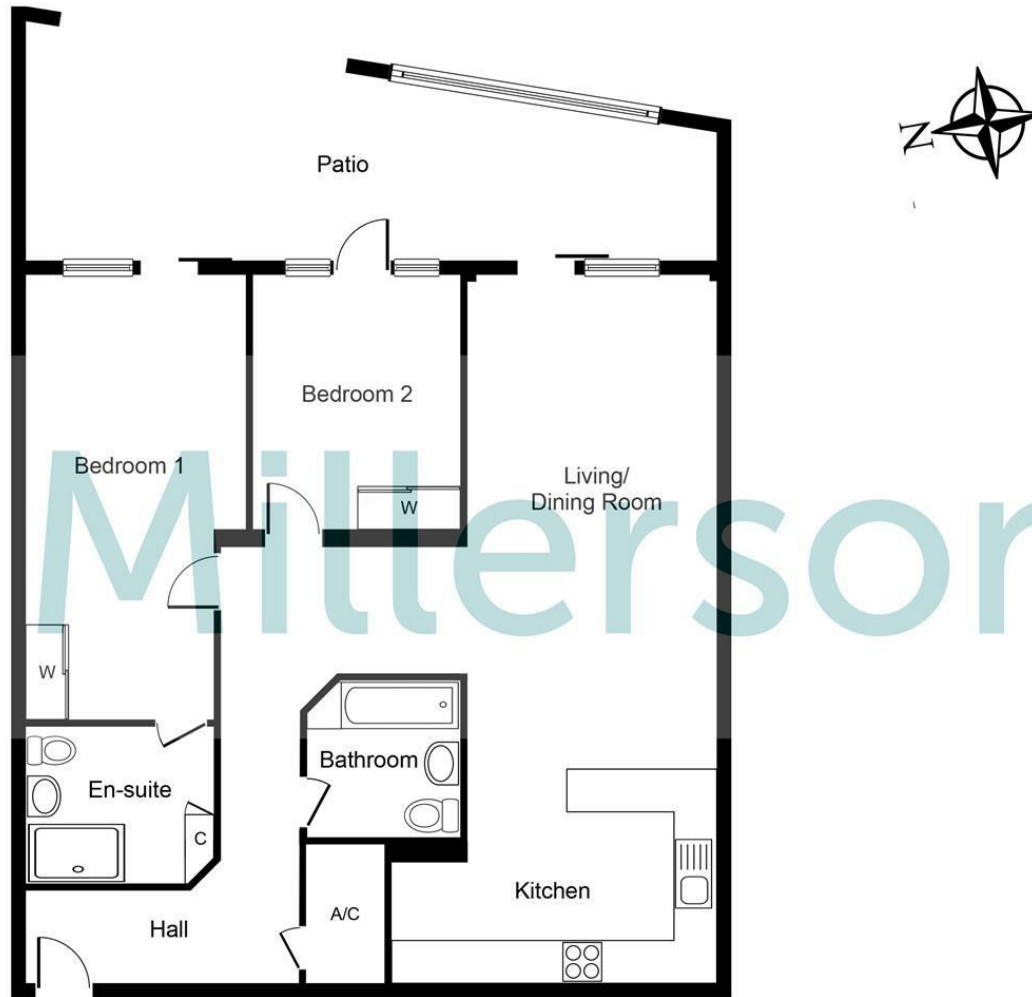
### Services

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

### Directions

From the roundabout at Mount Charles proceed along the A390 towards Holmbush and Par, after passing the turning for the Tesco Superstore turn right at the traffic lights onto Holmbush Arch Road. Proceed under the bridge then take the first left at the roundabout onto Crinnis Road, continue along passing Charlestown Primary School and then shortly after take the right hand turn on to Sea Road. As this is a private road please proceed along slowly observing and following all the speed restrictions in place. Continue 3/4 of the way along and the apartment complex will be located on your left hand side. A member of the Millerson team will be on hand to assist you though the entrance gates.





## Directions To Property

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## Valuation Request



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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</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>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

