



Trinity Street
St. Austell
PL25 5FD

Asking Price £130,000

- TWO DOUBLE BEDROOMS
- ONE ALLOCATED PARKING SPACE
- 250 YEAR LEASE FROM NOV 2012
- CONNECTED TO ALL MAIN SERVICES
- LIFT ACCESS TO ALL FLOORS
- SITUATED WITHIN THE REGENERATED PART OF ST AUSTELL TOWN CENTRE
- COMMUNAL ROOF TERRACE
- MOVE IN READY CONDITION
- ENSUITE TO MASTER
- BALCONY



Tenure - Leasehold

Council Tax Band - B

Floor Area - 710.42 sq ft



Property Description

Millerson Estate Agents are proud to bring this two double bedroom apartment, situated on the second floor of Trelawny House which is in the recently regenerated part of St Austell town, to the market. The apartment complex, which was built in approximately 2012, benefits from having an internal lift with direct access to the parking, secure door entry systems and a communal roof terrace to enjoy the Cornish summer sun from. The apartment itself has two double bedrooms, one with an en-suite, family bathroom and open plan kitchen/diner/lounge with a timber balcony leading off. The property would be ideal for first time buyers or as a rental investment with an expected yield of 6.9%. The apartment is connected to all mains services and falls within Council Tax Band B. Viewings are strictly by appointment only and are recommended to appreciate all that there is to offer. Further information and lease information below.

Location

The property is located within the regenerated part of St Austell town, completed in 2012, and is within walking distance of shops, coffee houses, restaurants and the local leisure centre. In addition it has a bus stop situated directly outside providing travel in and around the county. Furthermore St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive 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. The area is also home to the breath-taking Lost Gardens of Heligan and of course the world famous Eden Project.

The Accommodation Comprises

(All dimensions are approximate)

Entrance Hallway

Skimmed ceiling. Thermostat control. Heat sensor. Phone entry system. Radiator. Ample power sockets. Carpeted flooring. Skirting. Doors leading to:

Kitchen / Diner / Lounge

25'7" x 11'4" (7.81m x 3.47m)

Kitchen / Diner

Skimmed ceiling. Recessed spotlights. Heat sensor. Double glazed window to the side aspect. Range of wall and base fitted units with roll

edge worksurfaces and stainless-steel sink with drainer and mixer tap. Integrated four ring gas hob with stainless steel splash-back with extractor hood above and built in oven below. Space for freestanding fridge/freezer and washing machine – the current white goods will be included in the sale. Ample power sockets. Radiator. Vinyl flooring. Skirting.

Lounge

TV and Broadband connection points. Ample power sockets. Radiator. Carpeted flooring. Skirting. UPVC Double glazed patio doors leading on to the balcony which is due to be replaced shortly as part of the scheduled maintenance works.

Bathroom

6'9" x 5'10" (2.08m x 1.78m)

Skimmed ceiling. Recessed spotlights. Extractor fan. Tiled bath with mains fed shower over. Wash basin with tiled splash-back and mixer tap. W/C with push flush. Radiator. Vinyl flooring. Skirting.

Airing Cupboard

Skimmed ceiling. Baxi combination boiler. Consumer unit housed. Gas meter housed. Carpeted flooring 1.73m x 0.97m

Bedroom One

14'2" x 8'6" (4.34m x 2.60m)

Maximum measurements taken. Double glazed window to the front aspect. Skimmed ceiling. Ample power sockets. Radiator. TV connection point. Carpeted flooring. Skirting.

Bedroom One Ensuite

5'11" x 5'2" (1.81m x 1.58m)

Skimmed ceiling. Extractor fan. Recessed spotlights. Corner walk in tiled shower cubicle with assistance handle. Wash basin with tiled splash-back and mixer tap. W/C with mixer tap. Radiator. Vinyl flooring. Skirting.

Bedroom Two

14'4" x 8'3" (4.39m x 2.53m)

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



Balcony

11'2" x 4'3" (3.41m x 1.32m)

From the living room there are double glazed patio doors which lead out on to the timber decked balcony which is sizeable enough for a small bistro set.

Services

The property is connected to mains gas, water, electricity, and drainage with the boiler being serviced yearly and supporting documentation available. The apartment falls within Council Tax Band B. There is monthly service charge of £179.37 per month payable to Plymouth Block Management which includes the buildings insurance and a yearly ground rent of £323.52 payable to Home Ground. There is a lease of 250 years from November 2012.

Parking

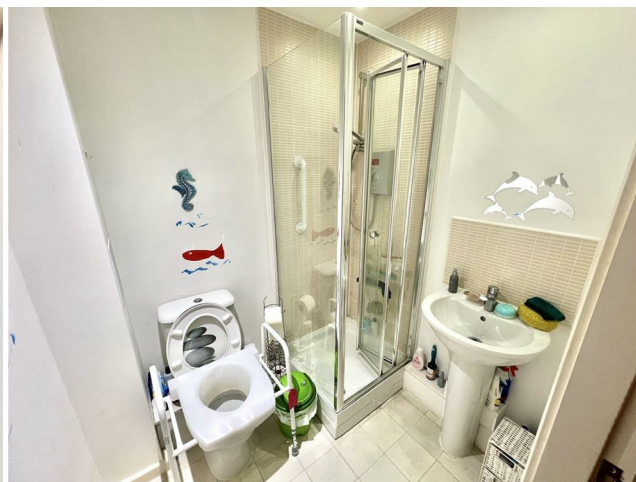
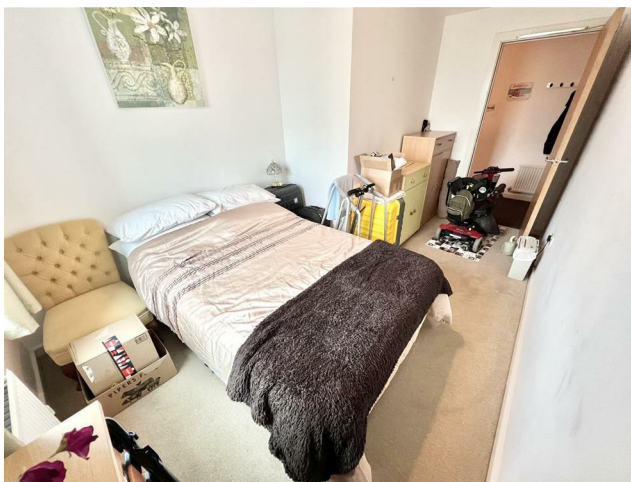
The property has one allocated parking space which is clearly identifiable and accessed directly from the internal lift. The car park is specifically for residents only.

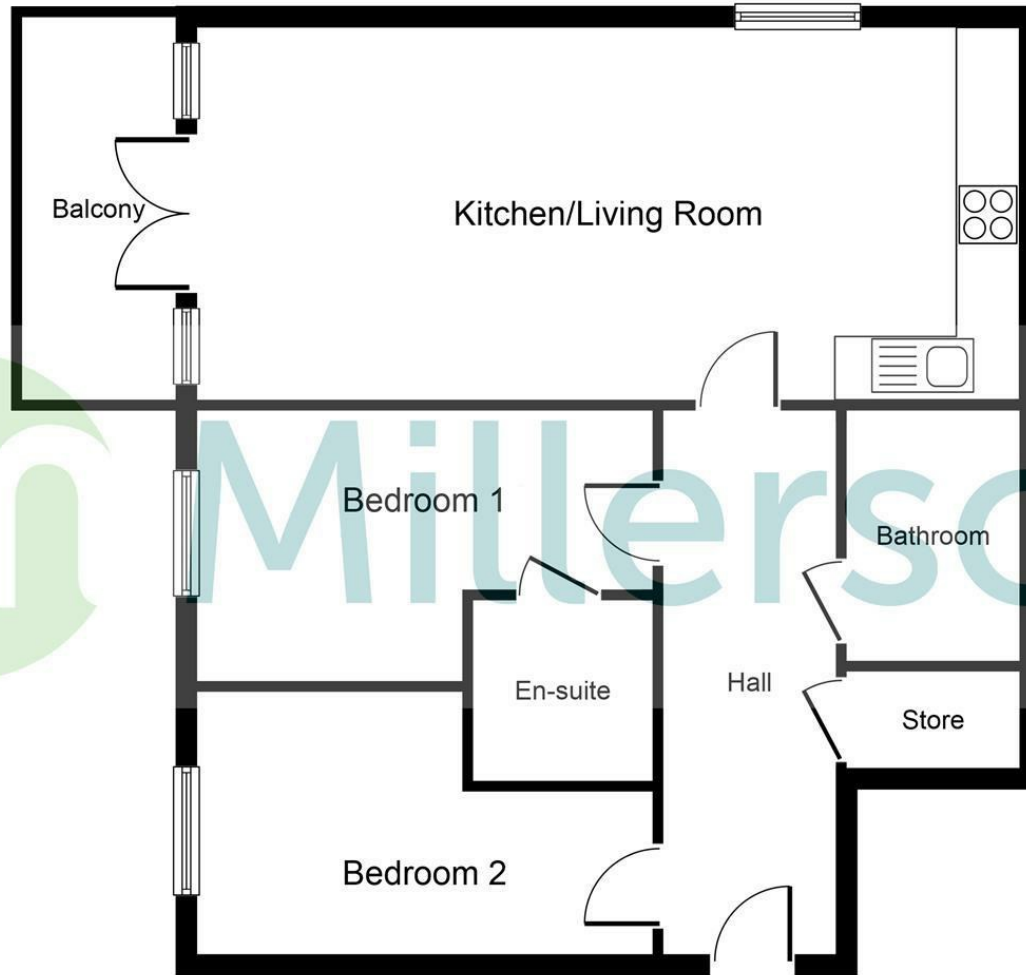
Agents Note

Subject to obtaining relevant permission from the management company pets are acceptable. The property cannot be used as a holiday let but can be used for long term tenancies.

Directions

From our office walk through the main high street to the end and follow the road as it bears around to the left hand side following alongside the row of shops. Continue down past the cinema and the apartment block will be located shortly on your left hand side and identifiable with a 'Trelawny House' plaque. A member of the Millerson team will be there to meet you.





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		84	84
(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	

