



Bridge Road

St. Austell

PL25 5HD

Guide Price £60,000

- NO ONWARD CHAIN
- IDEAL INVESTMENT OPPORTUNITY
- EXPECTED EARNINGS OF £650PCM
- TWO DOUBLE BEDROOMS
- COMMUNAL LAUNDRY ROOM
- SECURE PHONE ENTRY SYSTEM
- WALKING DISTANCE TO ST AUSTELL TOWN CENTRE
- COUNCIL TAX BAND A
 - 13% YIELD



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 667.37 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are pleased to market this wonderfully spacious two-bedroom apartment situated on the third floor, and within walking distance to St Austell Town Centre. The accommodation briefly comprises of a bright and airy entrance hallway complete with a secure phone entry system. Doors then lead off to two double bedrooms, a spacious lounge/diner, kitchen and bathroom. Within the building complex, there is a communal laundry room and a fully functioning double lift system which is maintained regularly. The property has 88 years remaining on the lease and is being sold with no onward chain and vacant possession upon completion. This property would be ideal for those looking for an investment with expected earnings of approximately £650pcm. The property is heated via electric storage heaters and falls under Council Tax Band A. Viewings are highly recommended to appreciate all that there is to offer.

LOCATION

Situated off of Bridge Road and within a popular residential location this property is within walking distance to St Austell town centre which includes local amenities for general shopping, 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 brands. 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, the picturesque fishing villages of Mevagissey and Polperro, Cornwall's capital city Truro, and the stunning coastal walks of the Roseland Peninsula, an area of outstanding natural beauty.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

Smoke alarm. Sprinkler system. Consumer unit. Electric storage heater. Telephone point. Storage cupboard. Skirting.

KITCHEN

12'9" x 6'5" (3.90m x 1.96m)

Double glazed window to the front elevation. Coving. Smoke Alarm. A range of wall and base fitted units with roll top work surfaces. Tiling around stain sensitive areas. Space for freestanding fridge freezer and electric oven. Extractor fan. Wash basin with drainer. Ample plug sockets. Vinyl flooring.

LOUNGE / DINER

17'1" x 10'3" (5.23m x 3.14m)

Double glazed window to the front elevation. Electric panel heater. Ample plug sockets. Skirting. Carpeted floor.

BEDROOM ONE

14'2" x 9'6" (4.33m x 2.91m)

Double glazed window to the side elevation. Electric storage heater. Ample plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

14'0" x 7'9" (4.27m x 2.38m)

Double glazed window to the side elevation. Electric storage heater. Ample plug sockets. Skirting. Carpeted flooring,

BATHROOM

6'5" x 5'5" (1.96m x 1.67m)

Extractor fan. Bath with tiling around. Wash basin. WC with push flush. Built in storage cupboard housing hot water tank. Skirting. Vinyl flooring.

PARKING

There is no allocated parking for this property, but on street parking is available close by,

TENURE

This property was granted a 125 year lease in 1986. There are 88 years remaining.

The following charges are payable to the management company on an annual basis:

Service Charge: £651.88 (includes Building Insurance)

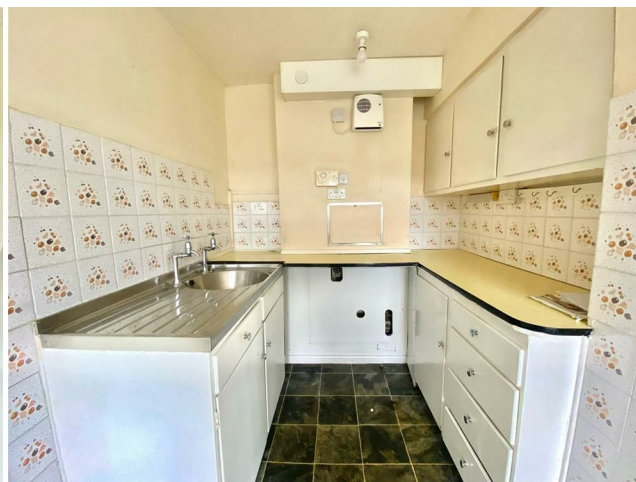


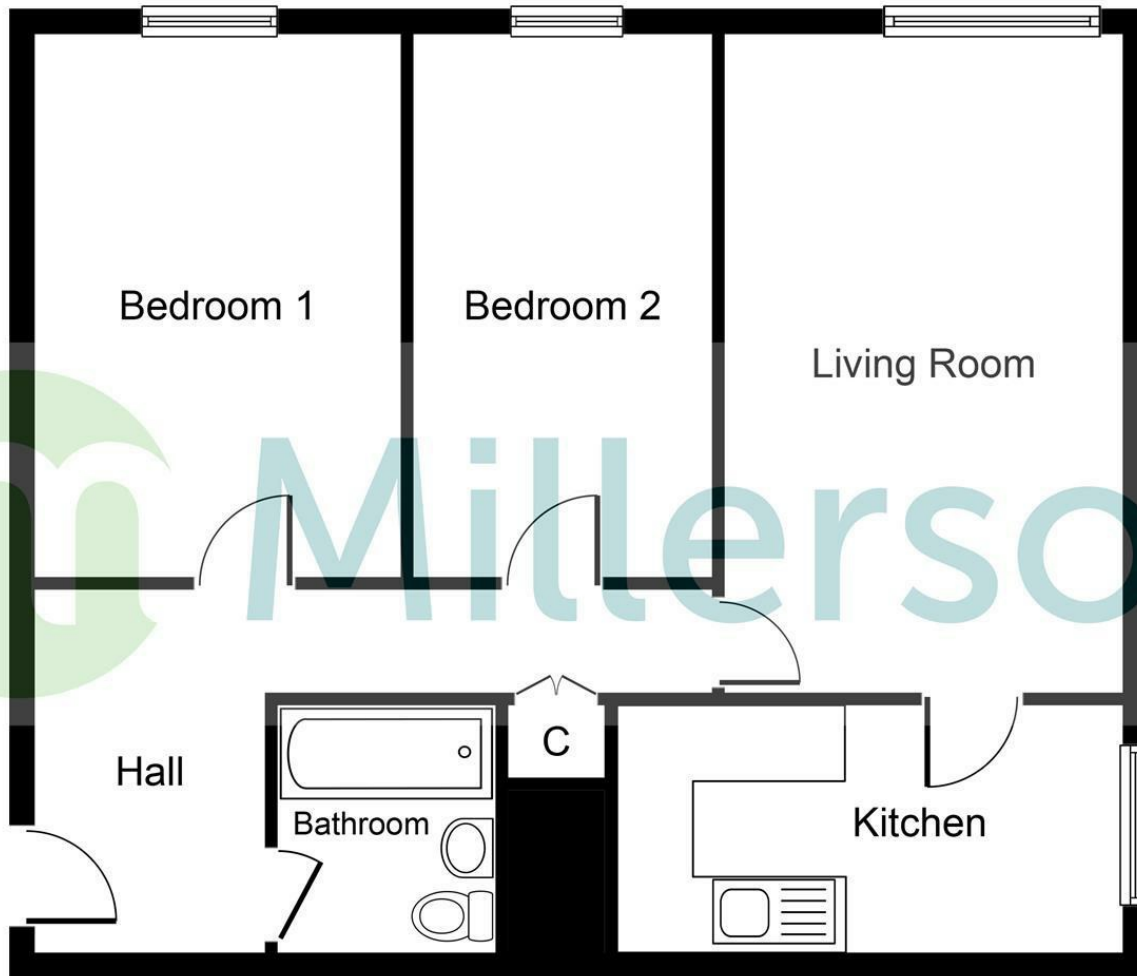
Ground Rent £10.00

There are also communal facilities which can be used at allocated times.

SERVICES

Mains electricity, water and drainage. This property falls under Council Tax Band A.





Directions To Property

Enter St Austell along the A390 from Truro and as one descends the hill bear left onto Truro Road, before the Green, and travel along the B3274. Continue straight across at the traffic lights and at the next set of traffic lights turn right onto Bridge Road where the property will be located shortly on your left hand side.

Contact Us

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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