

Trenance Road
St. Austell
PL25 5AJ

Guide Price £80,000

- NO ONWARD CHAIN
- PERFECT FIRST HOME
- IDEAL INVESTMENT
- DOUBLE BEDROOM + SPACIOUS LIVING ACCOMMODATION
- DOUBLE GLAZING THROUGHOUT
- COUNCIL TAX BAND A
- WALKING DISTANCE TO LOCAL AMENITIES



 **Millerson**
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Tenure - Leasehold

Council Tax Band - A

Floor Area - 462.84 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this deceptively spacious, one double bedroom, second floor apartment located within a stone's throw of St Austell's town centre to the market. The accommodation briefly comprises of a bright and airy entrance hallway with doors leading to the expansive bedroom, well equipped kitchen, lounge/diner which is ideal for relaxing or entertaining guests and bathroom, offering modern amenities for your convenience. This property has no onward chain and is being sold with vacant possession. This property was granted a 999-year lease back in 2004, is heated via mains gas and falls within Council tax band A. Viewings are highly recommended to appreciate all that there is to offer.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

LOCATION

St Austell town centre is situated approximately 1 mile away and offers a wide range of shopping, coffee shops, restaurants and leisure centre. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque Georgian 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. It 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.

ENTRANCE HALLWAY

Smoke Alarm. Sprinkler system. Radiator. Skirting. Carpeted floor. Doors leading to:

LOUNGE/DINER

12'6" x 11'10" (3.82 x 3.63)

Double glazed window to the front aspect of the property. Radiator. Television point. Telephone point. Multiple power sockets. Skirting. Carpeted flooring.

KITCHEN

13'1" x 8'0" (3.99 x 2.45)

Extractor fan. Double glazed windows to the rear aspect of the property. Built in storage cupboard housing Ariston Boiler. Sink basin with drainage board. Space for cooker. Splash back tiling. Multiple power sockets. Radiator. Skirting. Vinyl flooring.

BEDROOM

11'10" x 10'5" (3.61 x 3.19)

Double glazed window to the front aspect of the property. Television point. Radiator. Multiple power sockets. Skirting. Carpeted flooring.

BATHROOM

8'4" x 5'6" (2.56 x 1.69)

Extractor fan. Frosted double glazed window to the front aspect of the property. Mains fed shower over bath. Splash back tiling. Sink basin. Push to flush W.C. Radiator. Skirting. Vinyl flooring.

TENURE

This property has a 999 year lease which was granted in 2004.

The below charges are payable to the management company annually.

Ground Rent charge - £50

Maintenance charge - £900

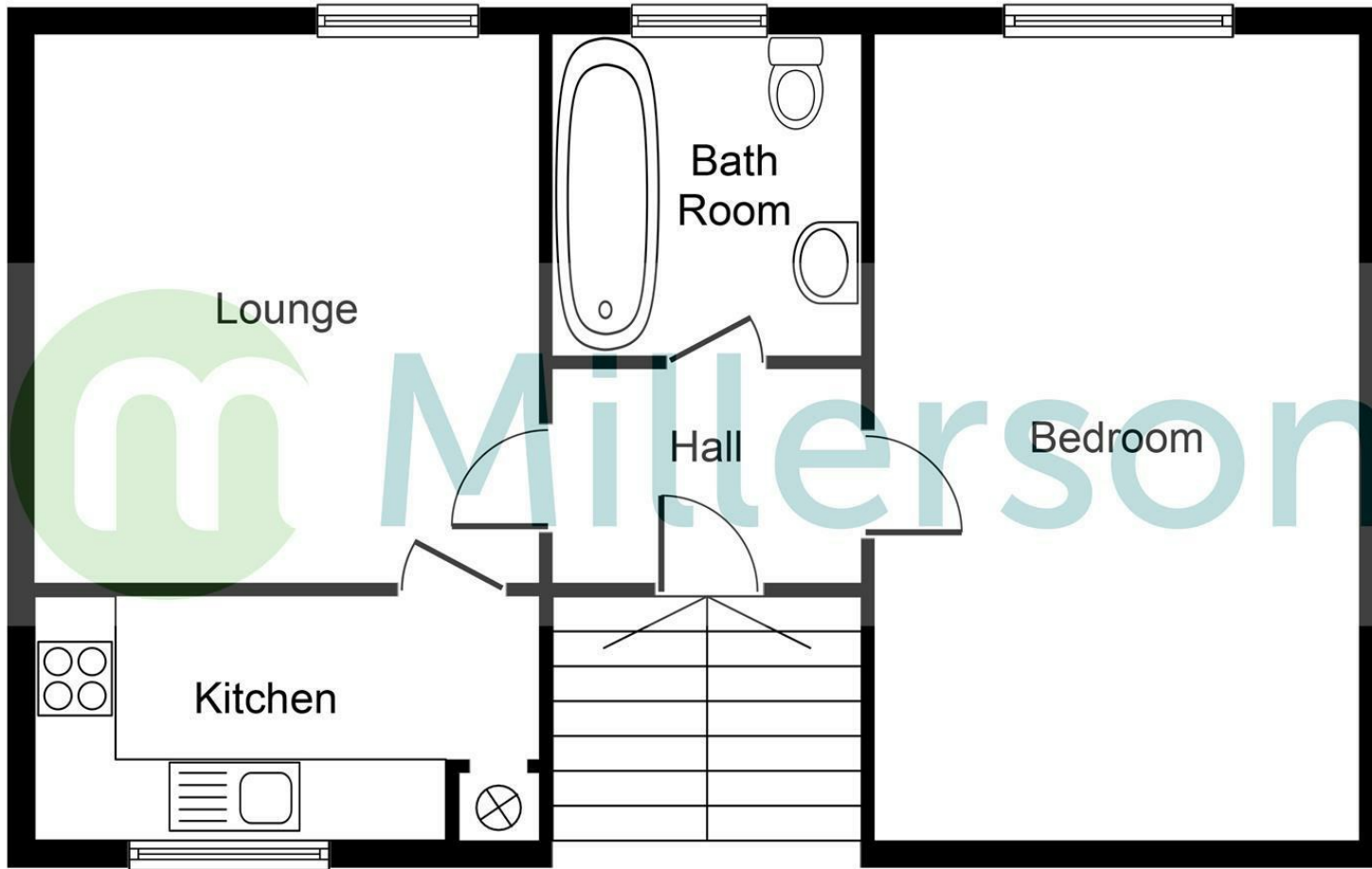
PARKING

There is no allocated parking with this property. On-road parking can be found close by.

SERVICES

This property is connected to mains electricity, gas, water & drainage. It also falls under Council Tax Band A





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		
(69-80)	C		75
(55-68)	D	61	
(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

When leaving St Austell along the B327, head past Priory Road on your right hand side. Take the next left onto Trenance Road continuing down to hill. The property will be located on your right hand side and member of our team will be there to greet you.

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Valuation Request

