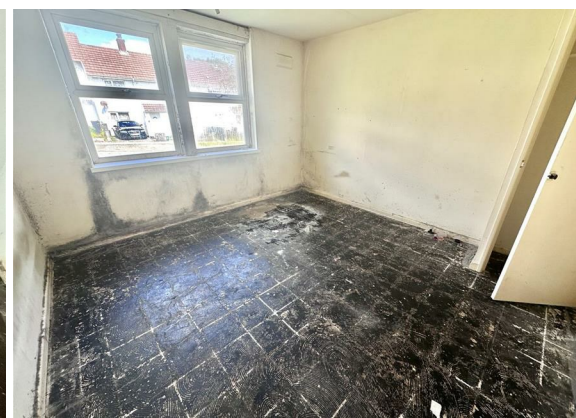
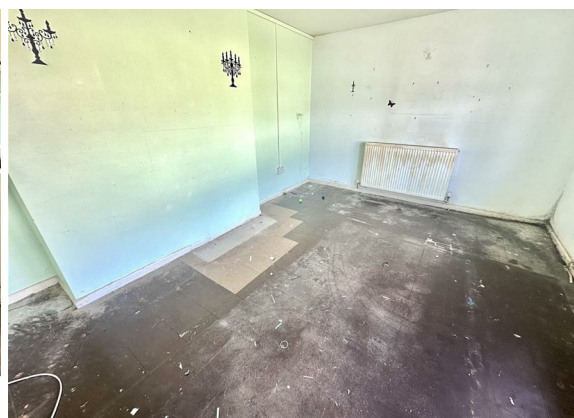
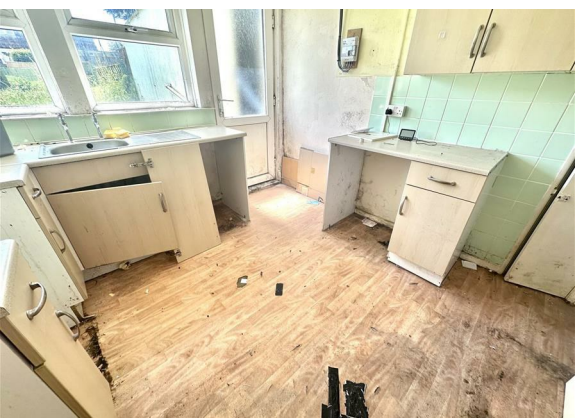




Queens Road
St. Austell
PL25 4RQ

Asking Price £80,000

- CASH BUYERS ONLY
- NO ONWARD CHAIN
- GROUND FLOOR FLAT
- WALKING DISTANCE TO THE TOWN CENTRE
- RENOVATION REQUIRED
- EXPECTED EARNINGS OF APPROX £750pcm
- CONNECTED TO ALL MAINS SERVICES



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - A

Floor Area - 613.00 sq ft



Property Description

Millerson Estate Agents are pleased to market this spacious two bedroom ground floor apartment situated in St Austell. Due to the construction being of Cornish unit, the property is only available to cash buyers. The apartment would benefit from modernisation and renovation throughout and consists of a bright airy entrance hallway with doors leading off to the lounge, kitchen, two double bedrooms and wet room. Externally, you will find front and rear laid to lawn gardens with a purpose built outhouse sizeable enough to store the lawnmower, outdoor furniture and the all important BBQ. There is no onward chain with this sale and a lease length of 990 years from completion. Although the property does not have any specific off street parking there is unrestricted on street parking near by. It is connected to all mains services and falls within Council tax band A. Viewings are highly recommended to appreciate all that there is to offer.

Location

The property is located within a short distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and a local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary of Penrice Academy. St Austell offers 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 breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

The Accommodation Comprises

All dimensions are approximate.

Entrance Hall

Smoke sensor. Storage cupboard. Thermostat. Radiator. Broadband point. Doors leading to:

Lounge

14'9" x 11'0" (4.51m x 3.36m)

Double glazed windows to the front aspect. Radiator. Ample plug sockets. Skirting.

Kitchen

11'0" x 9'8" (3.36m x 2.96m)

Double glazed window to the rear aspect. Consumer unit and electric meter housed. A range of wall and base fitted units with roll top work surfaces. Cupboard housing combination boiler. Sink with drainer. Space and plumbing for free-standing cooker, fridge freezer and washing machine. Radiator. Ample plug sockets. Door leading out to the rear garden.

Bedroom One

12'0" x 11'3" (3.68m x 3.43m)

Double glazed window to the front aspect. Storage cupboard. Radiator. Ample plug sockets. Skirting.

Bedroom Two

11'1" x 9'7" (3.40m x 2.93m)

Double glazed window to the rear aspect. Storage cupboard. Radiator. Ample plug sockets. Skirting.

Wet Room

6'5" x 5'6" (1.96m x 1.70m)

Frosted double glazed window to the rear aspect. Extractor fan. MIRA electric shower. Wash basin. WC with push flush. Vinyl flooring.

Outside

To the front- Laid to lawn area. Hardstanding path leading to the front door.

To the rear- South facing laid to lawn garden. Purpose built outbuilding ideal for storing garden equipment and furniture.

Please note, the upstairs flat has right of way across your garden to access theirs.

Parking

Some on street parking is available on a first come first served basis.



Tenure

Leasehold. A 990-year lease will be granted upon completion.

There is an annual service charge on the property of £129.12 which includes grounds maintenance, management fees & insurance. The management agent is Ocean Housing.

*The Service charge subject to annual review.

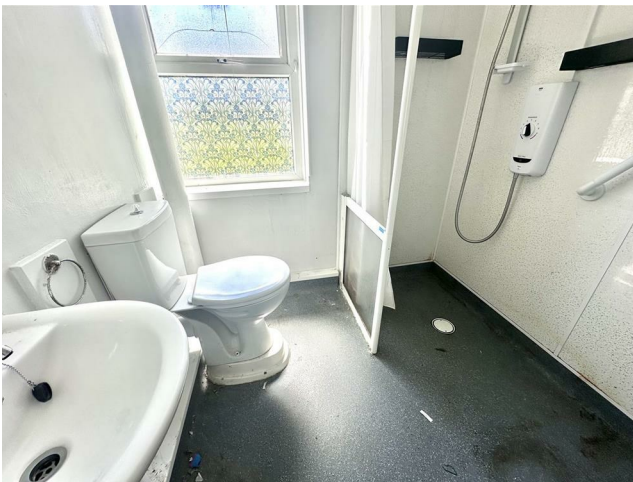
Services

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

Agents Note

Please note that due to the construction of this property, it is available to cash buyers only.

The apartment above has a right of way through your garden to access theirs.





Directions To Property

From the railway station, head up the hill and at the first mini roundabout turn right and then a left at the next mini roundabout into Alexandra Road. Continue down the hill, and take a right onto Trevithick Road and then left immediately onto Queens Road. The property will then be located on your right-hand side and clearly visible with a round Millerson 'For Sale' sign.

Millerson Estate Agents
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PL25 4BB

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www.millerson.com

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		68	71
(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	