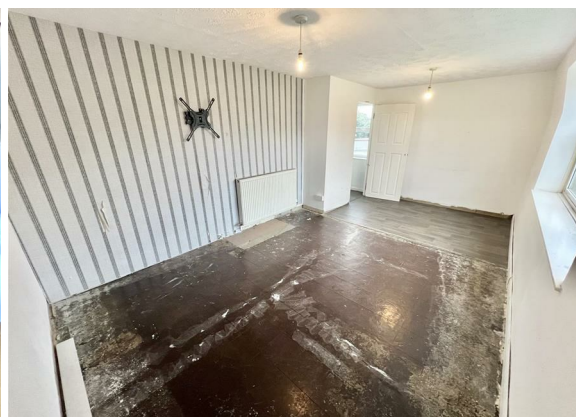




Woodland Close  
St. Austell  
PL25 4RH

Price Guide £80,000

- NO ONWARD CHAIN
- 990 YEAR LEASE FROM 2024
- CASH BUYERS ONLY DUE TO CONSTRUCTION
- FRONT, SIDE AND REAR LAID TO LAWN GARDENS
- AMPLE ON STREET PARKING CURRENTLY AVAILABLE
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO SCHOOLS AND SHOPS
- RENOVATION AND MODERNISATION REQUIRED
- COUNCIL TAX BAND A
- SCAN FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 688.89 sq ft



2



1



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### Property Description

Millerson Estate Agents are delighted to bring this spacious, first floor, two bedroom apartment, situated near to Mount Charles in St Austell, to the market. Due to it's Cornish unit construction the property is only available to cash buyers. The property benefits from being sold with no onward chain in addition to having good sized rooms throughout and ample outside garden space. The accommodation briefly comprises of a bright and airy entrance hallway with stairs leading up to the lounge/diner, kitchen, two bedrooms and bathroom whilst outside there is various garden spaces situated to the side front, side and rear - ready for any green fingered enthusiast. There is no specific parking for the apartment however there is currently unrestricted, on street parking close by. This home would make an ideal first home or for a landlord looking to add to their property portfolio. 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 walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. 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 breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

### The Accommodation Comprises

(All dimensions are approximate)

UPVC Double glazed frosted door leading into entrance porch with radiator and stairs leading up to the:

### Entrance Hallway

Double glazed window to the side aspect. Thermostat. Loft access. Doors leading to:

### Lounge / Diner

18'4" x 10'2" (5.60m x 3.12m)

Double glazed window to the front aspect. Ample power sockets. Broadband/Phone connection point. Radiator. Skirting. Please note there has been a stud wall erected which if removed would expose an additional doorway which would provide direct access to the bedrooms.

### Kitchen

10'2" x 9'7" (3.10m x 2.94m)

Double glazed window to the rear aspect. Smoke sensor. Extractor fan. A range of wall and base fitted units with roll top worksurfaces with

stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine, fridge/freezer and oven/hob and grill. Radiator. Vinyl flooring. Skirting.

Airing cupboard measuring 1.30m x 0.72m and housing the Baxi combination boiler and built in shelving.

Door leading through to the:

### Bedroom One

11'9" x 11'2" (3.60m x 3.41)

Double glazed window to the front aspect. Ample power sockets. Radiator. Carpeted flooring. Skirting.

### Bedroom Two

11'3" x 9'7" (3.43m x 2.94m)

Double glazed window to the rear aspect. Ample power sockets. Built in storage cupboard measuring 0.80m x 0.39m. Radiator. Carpeted flooring. Skirting.

### Bathroom

6'3" x 5'6" (1.91m x 1.68m)

Double glazed frosted window to the rear aspect. Extractor fan. Bath with shower over. Wash basin. W/C. Vinyl flooring. Skirting.

### Outside

The property has various laid to lawn garden spaces and are situated to the front, side and rear of the property. There is an outside purpose built storage shed which measures 3.03m x 1.91m.

### Parking

There is no allocated parking with the apartment however there is currently ample, unrestricted parking situated close by.

### Tenure

This flat is leasehold and there will be a 990 year lease granted from 2024 with an annual service charge of £128.16 which includes grounds maintenance, management fees and insurance. The management agent is Ocean Housing. \*The service charge subject to annual review.

### Agents Note

Due to its Cornish unit construction this property is only available to cash buyers.

### Services

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

### Directions

From the railway station ascend the hill and at the first mini roundabout turn right before taking a left hand turn at the next mini roundabout onto Alexandra Road. Descend the hill and shortly before the bottom take the right hand turn into Trevithick Road, continue along and take the 3rd road on your left which will be Woodland Close. The property will then be





located on your right hand side and clearly identifiable by a round Millerson For Sale board. A member of the team will be there to meet you.

### Material Information

Verified Material Information

Council tax band: A

Council tax annual charge: £1561.69 a year (£130.14 a month)

Tenure: Leasehold

Lease length: 990 years remaining (990 years from 2024)

Service charge: £128.16

Property type: Flat

Property construction: Un-improved Cornish Unit

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: Yes: Shared access pathway

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

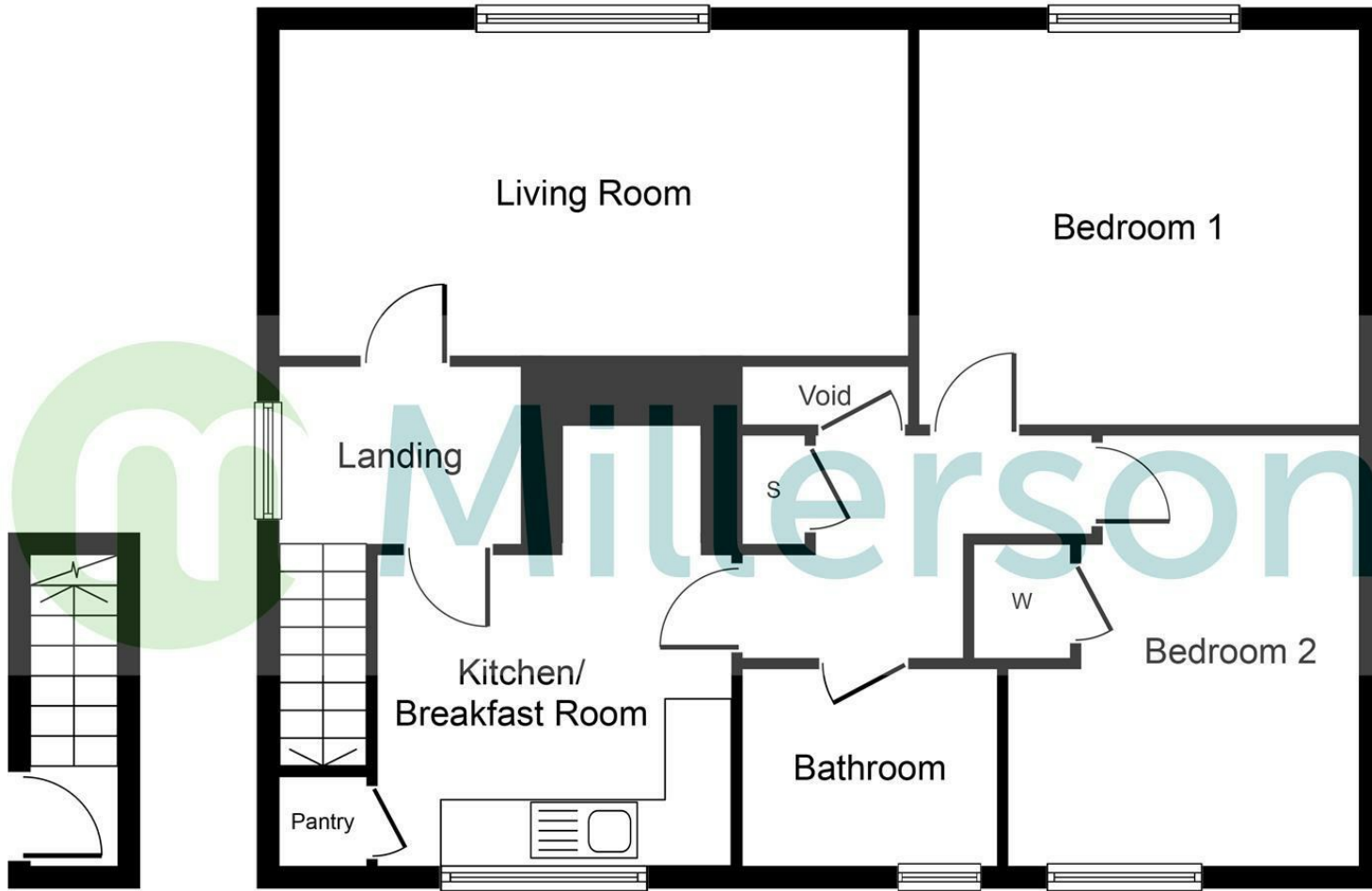
Non-coal mining area: Yes

Energy Performance rating: C



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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Ground Floor

First Floor

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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## Directions To Property

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Millerson Estate Agents

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## Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

