



Robartes Place
St. Austell
PL25 4JQ

Asking Price £85,000

- CASH BUYERS ONLY DUE TO CORNISH UNIT CONSTRUCTION
- EXPANSIVE LAID TO LAWN FRONT AND REAR GARDENS
- TWO DOUBLE BEDROOMS
- AMPLE ON STREET PARKING CURRENTLY AVAILABLE
- PURPOSE BUILT OUTBUILDINGS IDEAL FOR STORAGE
- 990 YEAR LEASE FROM 2024
- CONNECTED TO ALL MAINS SERVICES
- COUNCIL TAX BAND A
- WALKING DISTANCE TO LOCAL PRIMARY AND SECONDARY SCHOOLS
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Leasehold

Council Tax Band - A

Floor Area - 678.13 sq ft



Property Description

Millerson Estate Agents are delighted to bring this spacious, two double bedroom, ground floor flat to the market. Situated on Robartes Place in St Austell this property is being sold with no onward chain and benefits further from having an expansive, bigger than average, laid to lawn rear garden. The property is only available to cash buyers due to its Cornish unit construction. The accommodation of the flat briefly comprises of an entrance porch with storage cupboard with doors then leading off to the lounge, kitchen/diner, two bedrooms and bathroom. The property further benefits from front and rear gardens and having purpose built outbuildings ideal for storing garden furniture, the always needed BBQ and lawnmower. Currently there is ample on street, unrestricted parking available immediately outside the property. The property 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 falls within the catchment area for several primary and secondary schools, of which two have both been rated 'Outstanding' in their most recent Ofsted reports. Aldi supermarket can be found at the top of Sandy Hill and accessible by foot easily with recreational facilities available both at Sandy Hill and Poltair. Further afield St Austell town centre is situated less than a 1 mile away and offers a wide range of shopping, coffee shops, restaurants and local 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, 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

Thermostat control panel. Radiator. Storage cupboard. Vinyl flooring. Skirting. Doors leading to:

Kitchen / Diner

15'1" x 9'10" (4.60m x 3.02m)

Multiple double glazed windows to the rear aspect. Extractor fan. BAXI combination boiler housed. Range of wall and base fitted units with roll edge worksurfaces with tiled splash back, and stainless steel sink with drainer and mixer tap. Space and plumbing for freestanding oven/hob, fridge/freezer and washing machine. Storage cupboard measuring 0.89m x 0.55m housing built in shelving, consumer unit and service meters. Ample power sockets some with USB ports. Radiator. Vinyl flooring. Skirting.

Lounge

13'4" x 11'0" (4.08m x 3.36m)

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

Bathroom

5'6" x 5'5" (1.69m x 1.67m)

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

Bedroom One

13'0" x 9'11" (3.97m x 3.03m)

Double glazed window to the front aspect. Radiator. Two built in storage cupboard with shelving. Ample power sockets. Skirting.

Bedroom Two

10'11" x 9'8" (3.33m x 2.95m)

Double glazed window to the rear aspect. Radiator. Ample power sockets. Skirting.

Outside

To the Front - A laid to lawn garden with a shared entrance, hard standing pathway leading to the property with direct access to the allocated storage outbuilding.

To the Rear - There is an expansive, bigger than average, laid to lawn rear garden which can be accessed via a set of steps leading down. There is a purpose built ex coal shed which would make an ideal storage area however there is an additional enclosed storage cupboard measuring 1.92m x 1.91m which can be found to the front of the property providing ample space for BBQ's, bikes, outdoor furniture and the always required lawnmower.

Parking

There is no allocated parking with the property but ample, on street, unrestricted parking close by.

Agents Note

This property is available to cash buyer only due to its Cornish unit construction. There is a shared access pathway to the rear.

Tenure and Charges

The flat is leasehold and will be granted a 990 year lease from 2024. There is an annual Service Charge of £141.12 - *The service charge is subject to annual review. The managing agent is Ocean Housing.

Services

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

Directions

From Polkyth Leisure Centre heading away from St Austell town follow the road until you reach the roundabout, head straight over to stay on Carlyon Road which will merge into Polkyth Road. At the four way traffic lights head left onto Slades Road and then shortly after take the first left leading Robartes Place. Continue along and the property will then be on your left hand side and clearly identifiable with a round 'For Sale' Millerson board. One 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

Property type: Flat

Property construction: Traditional Cornish Unit construction - prefabricated panels to ground floor timber, timber framed walling at first floor level.

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 pedestrian pathways with small areas of grass to front.

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: D

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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.





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		67	69
(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	

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Valuation Request

