



Grenville Court
St. Austell
PL25 5HA

Guide Price £80,000

- NO ONWARD CHAIN
- MODERISATION REQUIRED
- DOUBLE BEDROOM
- COUNCIL TAX BAND A
- WITHIN WALKING DISTANCE TO TOWN CENTRE
- IDEAL INVESTMENT
- PERFECT FIRST HOME
- 7.84% RENTAL YIELD
- DOUBLE GLAZING THROUGHOUT



Tenure - Leasehold

Council Tax Band - A

Floor Area - 548.95 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to market this one-bedroom first floor flat which is situated in the heart of St Austell. It is within walking distance of local amenities and transport links. The property is being sold with no onward chain making it an ideal home for First Time Buyers or those looking to enhance their property portfolio with expected earnings of £550-£600pcm and a rental yield of 7.84%. This property could benefit from some modernisation. In brief the accommodation comprises of a spacious bedroom, open plan lounge/kitchen and well-appointed bathroom. The property is heated via wall mounted electric radiators and falls under Council Tax Band A. The property will have an 990 year lease granted upon completion. A service charge of £928.80 is payable yearly to Ocean Housing. Viewings are highly recommended to appreciate all this property has 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 center. 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 breath-taking Lost Gardens of Heligan and of course the world famous Eden Project.

ENTRANCE HALLWAY

Smoke alarm. Carbon monoxide alarm. Wooden front door. Intercom system. Two Built-in storage cupboards, one of which houses the hot water cylinder and consumer unit. Plug socket. Skirting. Vinyl flooring. Doors leading to:

LOUNGE/DINER

15'7" x 11'7" (4.77m x 3.55m)

Double glazed window to the front aspect of the property. Two electric storage heaters. Television point. Multiple plug sockets. Skirting.

KITCHEN

9'0" x 6'7" (2.76m x 2.03m)

Double glazed window to the side aspect of the property. Extractor fan. A range of wall and base mounted cupboards. Built-in storage cupboard. Space for an electric oven and dishwasher. Wash basin with drainage board. Multiple plug sockets. Telephone point. Skirting. Vinyl flooring.

BATHROOM

6'7" x 5'6" (2.02m x 1.68m)

Frosted double glazed windows to the side aspect of the property. Extractor fan. Splash-back tiling. Wash basin. Bath. W.C. Skirting. Vinyl flooring.

BEDROOM

12'7" x 9'10" (3.86m x 3.02m)

Double glazed window to the front aspect of the property. Electric storage heater. Multiple plug sockets. Skirting. Tiled flooring.

PARKING

There is no allocated parking for this property. On-street parking can be found close by.

TENURE

There will be a new lease with a term of 990 years granted upon completion.

There is an annual service charge on the property of £928.80 which includes grounds maintenance, communal cleaning, management fees, utilities & insurance. The management agent is Ocean Housing

*The service charge is subject to annual review.

SERVICES



This property is connected to mains water, electricity & drainage. The property is heated via electric storage heaters and 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 into Truro Road, at 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 continue around the bend passing the Co Op and ascend West Hill where the property will be shortly located on your right hand side, a member of the team will be waiting outside to greet you.

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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			
(55-68) D		64	71
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	