



Alexandra Road

St. Austell

PL25 4QR

Offers In Excess Of  
£180,000

- 999 YEAR LEASE
- ALLOCATED PARKING
- OPEN PLAN LIVING
- EXCLUSIVE COMPLEX
- INTEGRAL LIFTS
- MOVE-IN READY CONDITION
- GENEROUS BEDROOMS
- WITHIN WALKING DISTANCE TO AMENITIES
- BALCONY
- SCAN QR CODE FOR MATERIAL INFORMATON



 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - B

Floor Area - 516.66 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to market this two-bedroom first floor flat situated in the heart of St Austell. This flat offers a tranquil lifestyle while being within easy reach of local amenities. This property is the ideal home for First Time Buyers or those looking to enhance their property portfolio. The current owners have kept this apartment in an immaculate condition. It benefits from two spacious bedrooms, a well-equipped, open plan living area, offering a perfect space for culinary enthusiast. The property also benefits from a well-appointed bathroom, offering convenience and comfort. There is one allocated parking space and is connected to mains electricity, water and drainage. The heating is distributed via mains fed gas radiators and falls under Council Tax Band B. The property was granted a 999-year lease in 2014. 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 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.

### ACCOMMODATION COMPRISES

(ALL MEASUREMENTS ARE APPROXIMATE)

### ENTRANCE HALLWAY

Smoke alarm. Skimmed ceiling. Comelit intercom system. Built-in storage cupboard, housing Baxi boiler. Telephone point. Radiator. Skirting. Carpeted flooring.

### KITCHEN/LOUNGE/DINER

19'9" x 11'11" (6.03m x 3.65m )  
Skimmed ceiling. Spotlights. A range of wall mounted and base fitted cupboards. Integrated fridge and freezer. Electric oven, four-ring induction hob with extractor over. Wash basin with drainage board. Multiple plug sockets. Radiator. Television point. Skirting. Carpeted flooring. French sliding doors leading out on to the balcony.

### BEDROOM ONE

11'0" x 10'5" (3.36m x 3.19m)  
Skimmed ceiling. Double glazed window to the rear aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

### BATHROOM

9'9" x 5'8" (2.99m x 1.75m )  
Skimmed ceiling. Extractor fan. Frosted double glazed window to the rear aspect. Mains fed shower over bath. Splash back tiling. Heated towel rail. Shaving point. Wash basin. W.C. Laminate flooring.

### BEDROOM TWO

9'4" x 6'6" (2.86m x 1.99m)  
Skimmed ceiling. Frosted double glazed aspect. Radiator. Multiple plug sockets. Television point. Skirting. Carpeted flooring.

### PARKING

There is allocated parking for one vehicle, visitor parking can also be found within the complex.

### SERVICES

This property is connected to mains electricity, water and drainage. The heating is distributed via mains fed gas radiators and falls under Council Tax Band B.

### TENURE

This apartment is leasehold with a 999 year lease dating from 2014. There is a restriction within the lease which states no pets unless with prior agreement. The management company for the complex is Lynwood Gardens Management Company Limited. We have been informed that there is a yearly service charge of £539.04 which includes the building insurance.

### COMMUNAL AREAS

There is well cared for communal areas including the common walkways, lighting, the integral lift and the surroundings gardens.

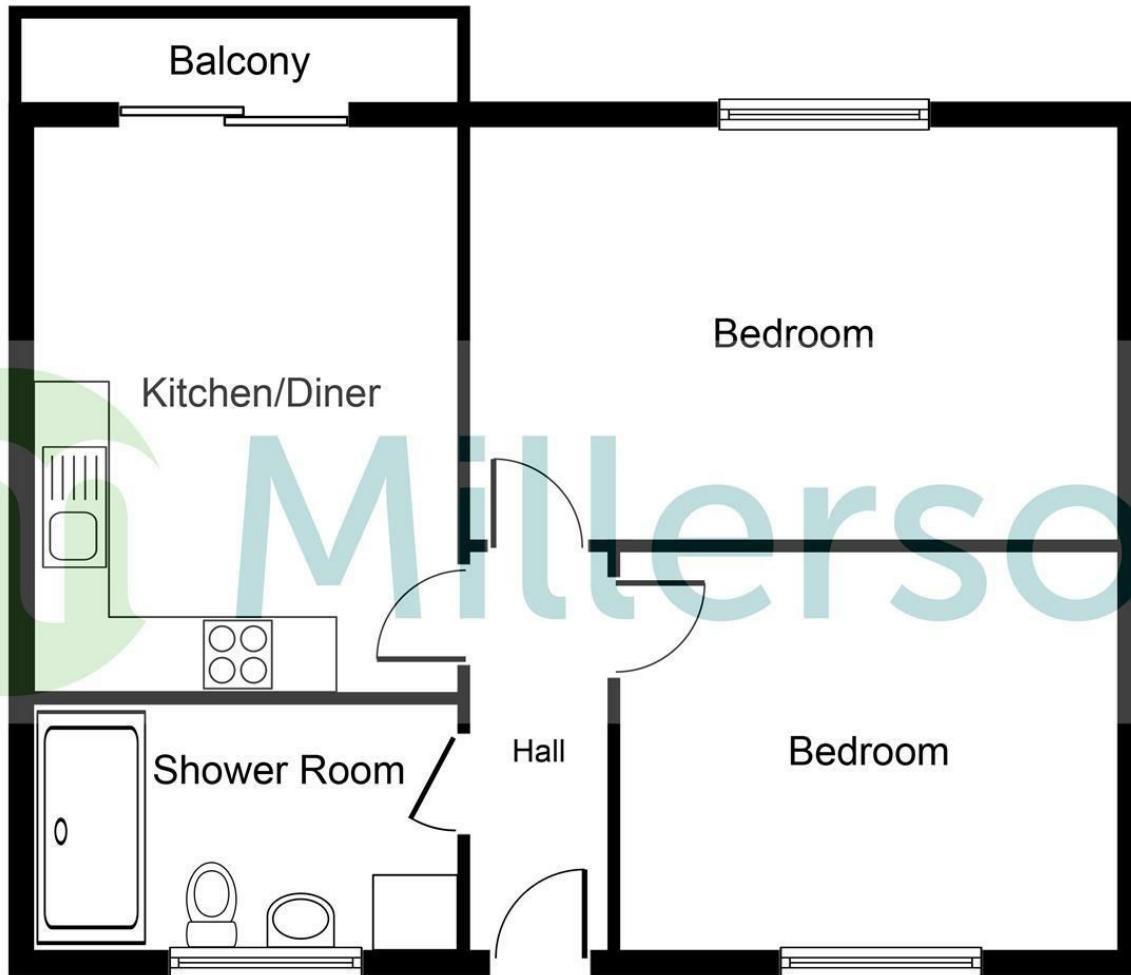
### MATERIAL INFORMATION

Verified Material Information  
Council tax annual charge: £1727.74 a year (£143.98 a month)  
Service charge: £539.04  
Property construction: Standard form  
Solar Panels: No



Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing  
Broadband: ADSL copper wire  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Parking: Allocated  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Lift access  
Coal mining area: No  
Non-coal mining area: Yes  
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.  
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.  
 Copyright V360 Ltd 2024 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

## Directions To Property

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. Shortly after take the left hand turn into Lynwood Gardens where a member of the team will be there to meet you.

## Contact Us

Millerson Estate Agents  
 5-6 Market Street

St Austell  
 Cornwall

PL25 4BB

E: [st.austell@millerson.com](mailto:st.austell@millerson.com)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

Scan QR For Material Information



Scan me!

 **Millerson**  
 millerson.com