



Carlyon Road
St. Austell
PL25 4RD

Fixed Asking Price
£71,250

- NO ONWARD CHAIN
- SECTION 106 RESTRICTIONS APPLY
- WALKING DISTANCE TO TOWN CENTRE
- MOVE IN READY CONDITION
- CONNECTED TO ALL MAINS SERVICES
- INTEGRATED APPLIANCES
- PHONE ENTRY SYSTEM
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Leasehold

Council Tax Band - A

Floor Area - 505.00 sq ft



Property Description

Millerson Estate Agents are pleased to bring this well presented, one bedroom apartment to the market. Located on the outskirts of St Austell Town Centre, the current owner has maintained the property exceptionally meaning it is in 'move in ready' condition for its next owner. The property benefits from far reaching countryside views whilst being located on the south side of the building, allowing for tons of natural light to beam through the property. The property accommodation briefly comprises of a bright and airy entrance hallway with doors leading into a double bedroom with built in wardrobes, fully fitted family bathroom and an open plan lounge, diner and kitchen. The property is connected to all mains services and falls under Council Tax Band A. Viewings are strictly by appointment only and are highly recommended to appreciate all that this property has to offer.

Location

Polkyth Parade is situated on the edge of St Austell Town Centre and is close to all the daily amenities you will require. Various supermarkets are within walking distance both in the town centre and the local area. The town centre offers an extensive array of shops, restaurants, public houses and a cinema - all of which are less than a mile away. The local leisure centre is only 500m away and can be walked to easily. There are numerous schools including St Austell College, Poltair Academy and Sandy Hill Academy located close by which provide various educational resources for all. A few minute's walk is the St Austell Leisure Centre with its swimming pool and fitness centre as well as the local park. The town benefits from a mainline train station which links Penzance to London Paddington and the Midlands. Access to the A30 is within a 20 minute drive and is the main route out of Cornwall. There are two local beaches within 5/10 minutes drive as well as the beautiful historic port of Charlestown.

Section 106 Eligibility

In order to be eligible for the property, applicants must:

- Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market
- Have a maximum household income of £80,000
- Have a minimum 10% deposit (or 5% with relevant AIP)
- Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)
- Have viewed and offered on the property

In addition to this, applicants must also meet the criteria for the local connection which has been detailed below.

Local Connection

At least twelve years residency within the St Austell parish
OR
Permanent employment 16 hours + per week
OR
Former residency of 5 + years
OR
Close family connection where that family member has lived for 5 + years (Mum/Dad/Son/Daughter/Brother/Sister)

The Accommodation Comprises

All dimensions are approximate.

Entrance Hall

Coving. Access into the loft via a pull down ladder. Secure phone entry system. Thermostat. Radiator. Plug sockets. Carpeted flooring. Doors leading to:

Kitchen/Lounge/Diner

17'6" x 16'1" (5.35m x 4.91m)

Open plan - maximum measurements taken.

Two double glazed windows to the rear aspect which benefit from southerly far reaching views. Skimmed ceiling. Coving. Recessed spotlights. A range of wall and base fitted units with roll top work surfaces. Cupboard housing combination boiler. Integrated fridge freezer, washing machine, oven and hob with extractor over. Sink with drainer. Tiling around stain sensitive areas. Electric fire place with mantle and hearth. Two built in storage cupboards. Radiator. Ample plug sockets. TV point. Skirting. Vinyl flooring.

Bedroom

13'10" x 9'3" (4.22m x 2.83m)

Double glazed window to the rear aspect with southerly far reaching views. Skimmed ceiling. Coving. Built in mirrored wardrobes. Radiator. Ample plug sockets. TV point. Skirting. Vinyl flooring.

Bathroom

9'0" x 5'8" (2.76m x 1.75m)

Frosted double glazed window to the rear aspect. Skimmed ceiling. Extractor fan. Coving. Recessed spotlights. Bath with handheld shower head. Wash basin. WC with push flush. Shaver point. Tiling around water sensitive areas. Radiator. Skirting. Tiled flooring.

Parking

There is no off road parking with this property however, ample on street parking is available close by.

Services

This property is connected to mains electricity, gas, water (metered) and drainage. The property is heated via gas central heating. The property also has This property falls under Council Tax Band A.



Lease Details

There is a service charge of £1503.97 payable on a yearly basis to Belmont Property Management - this is subject to annual review. There is also an annual peppercorn rent of £1. A lease of 199 years was granted in 2004.

Material Information

Verified Material Information

Council tax annual charge: £1561.69 a year (£130.14 a month) - single occupant discount available.

Tenure: Leasehold

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Gas Central heating

Heating features: Double glazing

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: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

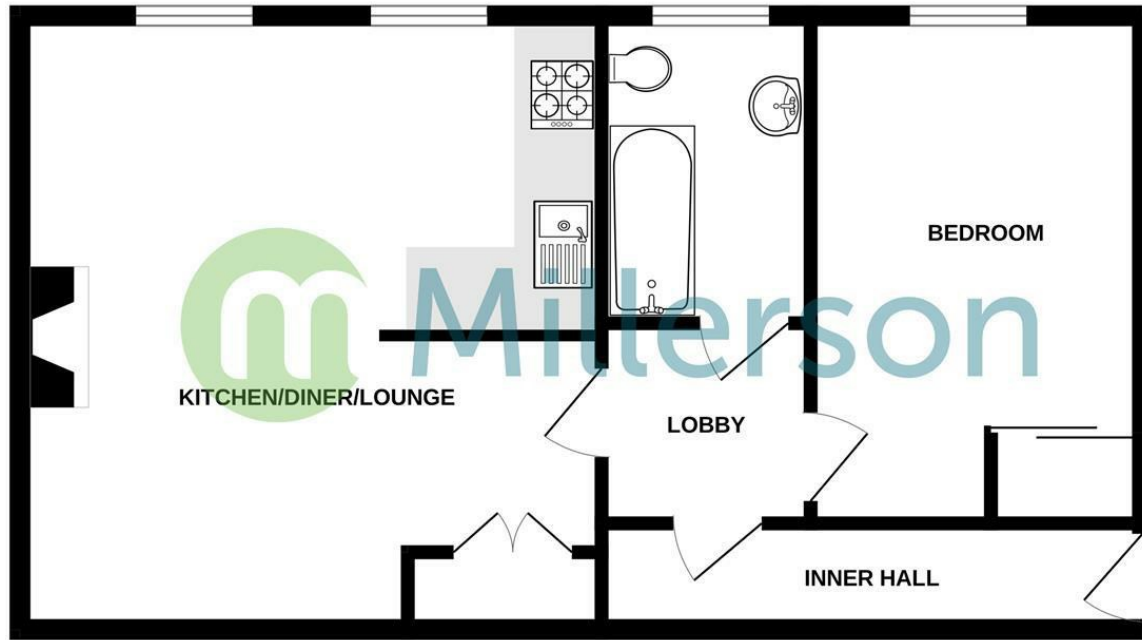
Energy Performance rating: C

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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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(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	

Directions To Property

From St. Austell Train Station take the first exit left on the roundabout to Carlyon Road. Pass Poltair park on your left and library on your right. Continue straight over the next roundabout descending the hill with Polkyth Leisure Centre on your right hand side. At the roundabout, head straight over and park in the layby. The entrance is between the two shops. A member of the Millerson team will be there to meet you.

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