



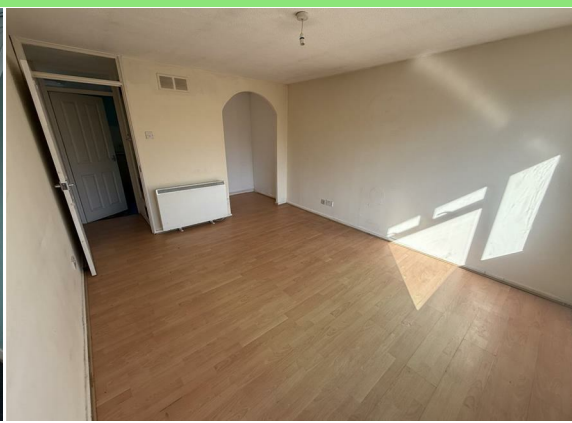
Moorland Court

St. Austell

PL25 5BT

Asking Price £70,000

- SECOND FLOOR FLAT
- TWO BEDROOMS
- CENTRAL LOCATION
 - BATHROOM
 - KITCHEN/DINER
- OFF STREET PARKING (tbc)
 - LIVING ROOM
- IDEAL FIRST TIME BUYERS PROPERTY
- IN NEED OF GENERAL REDECORATION
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - A

Floor Area - 753.00 sq ft



PROPERTY

Millerson Estate Agents are delighted to bring this spacious, top floor, two double bedroom apartment to the market. Situated within walking distance of St Austell town centre and local schools this property is being sold with no onward chain and would make an ideal first home or as a rental investment. Requiring a full general renovation. The property is connected to all mains services and falls within Council tax band A. There is a possibility of parking to the rear on a first come first served basis. Viewings are highly recommended to appreciate all that there is to offer.

LOCATION

Situated within a popular residential location and within walking distance to St Austell town centre. Amenities include general shopping, supermarket, pharmacy and dentists. A greater depth of facilities are available within the wider area of St Austell including the leisure centre at Polkyth, cinema, bowling alley, and a number of well known supermarket chains. The town also benefits from a mainline train station, linking Penzance to London Paddington. Access to the A30 is within a 20 minute drive and is the main route outside of Cornwall. Beyond St Austell town lie the sandy sheltered beaches of the south coast, the picturesque fishing villages of Mevagissey and Polperro, and the stunning coastal walks of the Roseland Peninsula, an area of outstanding natural beauty.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

Door phone entry system. Night storage radiator. Airing cupboard, cloaks cupboard and store room. Doors leading to:

CLOAKROOM/WC.

5'2" x 2'5" (1.58m x 0.75m)

Closed coupled WC, window to rear.

KITCHEN

16'3" x 8'5" (4.96m x 2.58m)

Range of kitchen base and wall units, work tops, stainless steel

sink unit, two windows to rear aspect, space for electric cooker, space for fridge. dining area, built in cupboard.

SITTING ROOM

13'4" x 10'11" plus alcove (4.08m x 3.33m plus alcove)

Night storage heater, double glazed window to front aspect, recess area.

BEDROOM ONE

13'6" x 10'8" (4.12m x 3.27m)

Double glazed window to front aspect, Night storage heater.

BEDROOM TWO

13'1" x 8'4" (4.00m x 2.55m)

Double glazed window to front aspect and night storage heater.

BATHROOM

5'2" x 4'10" (1.58m x 1.49m)

Panelled bath shower over pedestal wash basin, part tiled walls and window to rear.

OUTSIDE

Communal stair case to second floor from ground level.

There is on street parking and first come first serve and first come first serve communal parking at the rear.

*parking permit will incur a fee.

AGENTS NOTE

There is an annual service charge of £977.28 payable to Ocean Housing.

*The service charge is subject to annual review.

MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Tenure: Leasehold

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

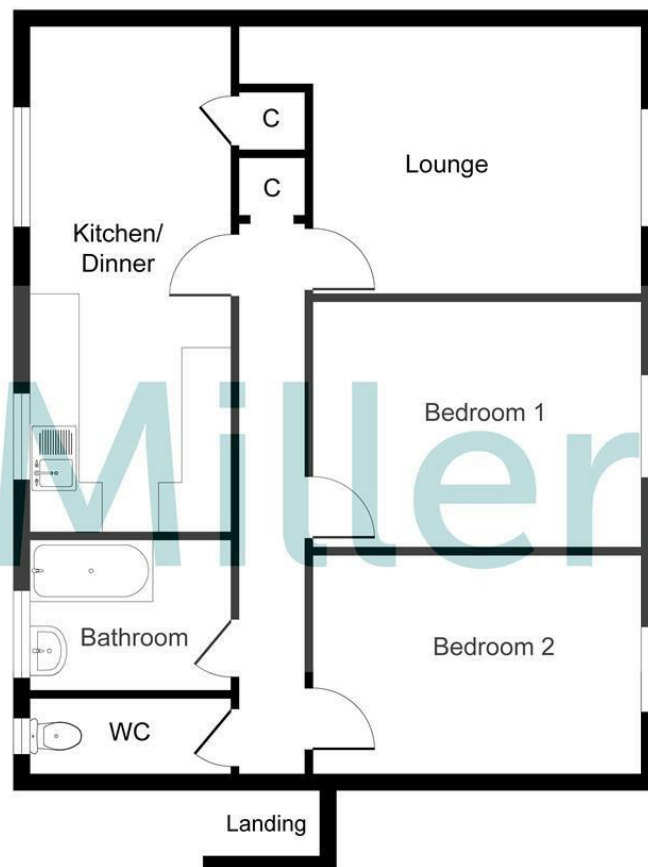
Other electricity sources: No



Water supply: Mains water supply
 Sewerage: Mains
 Heating: None
 Heating features: None
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great
 Parking: On Street and Communal
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Please Speak to Our Lettings Area
Manager Lizzie Collins
01726 72236

Contact Us

Millerson Estate Agents
5-6 Market Street
St Austell
Cornwall
PL25 4BB

E: st.austell@millerson.com

T: 01726 72289

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