

- Sought After Location
- Duplex Apartment
- Sea Glimpses
- High Quality Finished

Chapel Mews, Charlestown Road, St. Austell, PL25 3NJ

Millerson Estate Agents are thrilled to bring to the market this duplex apartment situated a short walk from the Tall Ships' Harbour and picturesque beaches of Charlestown. The Grade II* listed apartment has numerous features whilst embracing a contemporary feel. A true wow factor!

Guide Price £385,000 - Leasehold



Property Description

This two bedroom duplex apartment has been converted from the old school rooms to the rear of the Chapel in Charlestown. The Grade II* listed apartment has numerous features whilst embracing a contemporary feel with open plan living, underfloor heating and high spec kitchen and bathrooms. Parking will also be provided. In addition to the quality finish these apartments offer, each apartment is fitted with oak doors, slate window sills, carpets over underlay in the bedrooms and luxury vinyl tile flooring in the kitchens and bathrooms. To summarise the accommodation comprises of: an open plan kitchen / living dining area, two bedrooms, a bathroom and an en-suite shower room. Finished to a high standard throughout and likely to appeal to a range of buyers, an early viewing is highly recommended. Call now on 01726 72289.

LOCATION

Situated on Charlestown Road in a prominent and exquisite position for easy access to the Harbour, the home of a number of tall ship sailing vessels and frequently used for the filming of period dramas including Poldark. As of 2020 the inner harbour has been opened up to allow you to get up close and personal with the famous tall ships. Charlestown offers an extensive range of eateries including: Wreckers, The Longstore, Harbour Q, The Pier House and The Rashleigh. St. Austell offers a comprehensive range of amenities, including sports and entertainment venues, rail link to London Paddington, and all the necessary shopping facilities for day to day requirements. Further afield lie the surfing beaches of the north coast, day sailing waters of the Carrick Roads and desolate moorlands of Bodmin and Penwith. A county that truly caters for all.



ENTRANCE LOBBY

Steps lead up to covered entrance with exposed stone work to the entrance lobby. Stairs with oak handrail and glass balustrade lead to apartments 4 and 5. Telecom entry system.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate). Entrance door to:

OPEN PLAN KITCHEN / LOUNGE / DINER

29' 10" x 14' 1" (9.1m x 4.3m) Maximum. Measured wall to wall. A straight edge white Quartz work surface with built in drainer, inset sink and mixer tap. Black matching base and wall mounted storage cupboards. Black tiled splashbacks. Vaulted ceiling with original exposed beams. Two windows to the side. Recessed downlights. Storage cupboard. Doors to:

BATHROOM

7' 10" x 5' 2" (2.4m x 1.6m) White suite comprising of: a corner shower cubicle with rainfall shower head, separate bath, WC and wash basin. Partially tiled. Extractor fan. Recessed downlights. Chrome effect heated towel rail.

BEDROOM 1

11' 5" x 7' 10" (3.5m x 2.4m) Window to the side. Recessed downlights.

FIRST FLOOR LANDING

Loft access. Glass pane overlooking the living space. Door to:

BEDROOM

7' 6" x 0' 0" (2.3m Eaves storage space. Velux window and windows to both sides. Recessed downlights. Door to:

ENSUITE

5' 10" x 4' 3" (1.8m x 1.3m) White suite comprising of: a walk in shower with rainfall shower head and standard shower head, WC and wash basin. Partially tiled. Extractor fan. Window to the side. Recessed downlights.

OUTSIDE SPACE

The property is accessed via a shared asphalt driveway and enjoys a parking space.

SERVICES

Mains gas electricity, water and drainage.

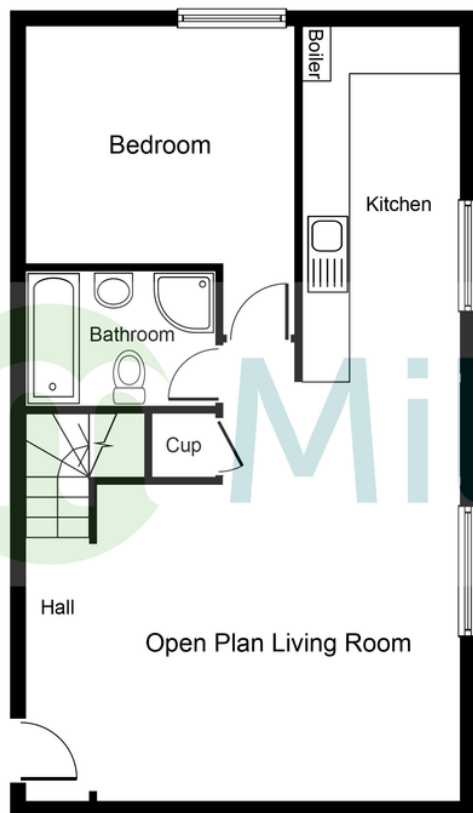
DIRECTIONS

Take the A390 through St. Austell and from the Mount Charles roundabout head towards Charlestown harbour passing Penrice School. Pass the turning for Church Road on your left and continue. The property will be found on the left hand side at the rear of the Chapel.

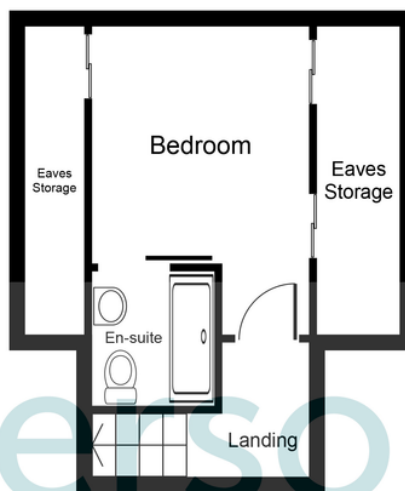
AGENTS NOTE

There is a pedestrian right of way through the communal outside area for the occupiers of the properties to the right and the property at the rear to proceed through should they wish to do so.

The solicitors are currently drawing up plans to instruct a management company and agree a service charge and ground rents as well a lease information.



Ground Floor



First Floor

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 2020 | www.houseviz.com

TO ARRANGE A VIEWING PLEASE CONTACT

St Austell Office

01726 72289

st.austell@millerson.com

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Reproduced by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. All rights reserved. License number 10011628



5-6 Market Street, St Austell,
Cornwall, PL25 4BB

01726 72289
st.austell@millerson.com

www.millerson.com

