



MAY WHETTER & GROSE

17 POLKYTH PARADE, ST AUSTELL, PL25 4RD
GUIDE PRICE £115,000



LOCATED A SHORT DISTANCE FROM ST AUSTELL TOWN, THE RAILWAY STATION AND LOCAL AMENITIES IS THIS TWO DOUBLE BEDROOM APARTMENT OFFERING OPEN PLAN STYLE LIVING OF LOUNGE/KITCHEN/DINER AND BATHROOM. THE APARTMENT IS SITUATED AT THE REAR OF THE DEVELOPMENT BLOCK, WHERE IT ALSO BENEFITS FROM ALLOCATED PARKING. EPC - C



Polkyth Parade is situated on the outskirts of St Austell town centre in the Urban Village Development. St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The town of Fowey is approximately 13 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 20 miles from the property. Both the Eden Project and Lost Gardens of Heligan are only a short drive away.

DIRECTIONS

From St Austell town centre, either by car or walking, head up East Hill past the Vosper's car show room on the right and to the roundabout at the top. Turn left into Kings Avenue, following the road to the end. Turn right and head along Polkyth Road past the library on the right and the children's park on the left. Head straight across the next mini roundabout and past Polkyth Leisure Centre on the right. At the roundabout at the bottom of the hill, turn right into Tremain Way. The property will be seen on the corner on the first floor. Entrance to the property can be either via Polkyth Road or from the rear by the car park of the Spar Shop.

There is a security entrance with staircase leading up to a six panelled front door opening through into:

ENTRANCE HALL



Finished with hard wearing carpeted tiled flooring leading through, a cream wall surround and complimented by a white coved ceiling with recessed spotlights. A double set of six panelled wood doors opening through into a deep recessed storage cupboard with shelving and heater. There is a wall mounted radiator, a ceiling mounted smoke alarm and telephone entry system for the property. There are doors from here to all accommodation.

A six panelled white wood door opening through into:

OPEN PLAN LIVING AREA

15'5" x 21'6" (4.71 x 6.56)

At maximum and over work surface in the kitchen. A spacious open area, finished with a light strip wood effect flooring. Having a two-tone painted wall surround with white coved ceiling and ceiling mounted recessed spotlights. Natural light is provided by an opening double glazed wood sash window with further opening smaller double glazed wood sash windows to the sides, and a wall mounted radiator below.

LIVING AREA

Further warmth is provided to the room by a wall mounted radiator and electric coal effect fire with sandstone effect fireplace and hearth. There are both TV and telephone points, and an ample array of wall mounted double sockets, plus LED dimmable lighting.

KITCHEN



The kitchen comprises of an oak effect fronted range of wall and base units with under unit lighting and stone fleck effect coloured laminate work surface over incorporating One and half bowl stainless steel drainer with mixer tap, a four ring hob with integrated oven below and extractor over. There is an integrated fridge and freezer, and also comes with space and plumbing for a washing machine, and dishwasher which is included in the sale, along with the microwave. Hidden behind a matching oak effect fronted cupboard is the wall mounted boiler. The room is complimented by a ceramic tiled cream surround with coloured inserts, and LED ceiling lighting.

A six panelled white wood door opening through into:

BEDROOM

11'7" x 10'8" (3.53 x 3.26)



Offering a dual aspect and a good amount of natural light from two opening double glazed wood sash windows to the side and rear, with wall mounted radiator below. Having a TV and telephone point. Finished with a cream painted wall surround, plus feature paper patterned wall complimented by a white coved ceiling surround with ceiling mounted recessed spotlights, coloured carpeted flooring and mirror glazed fronted built-in wardrobes with hanging rail and shelving.

BEDROOM

9'1" x 12'2" (2.79 x 3.71)



The second double bedroom, again offering TV and telephone points. With a wall mounted radiator beneath a double glazed wood sash window. Having a two tone coloured painted wall surround, complimented by a white coved ceiling and a range of ceiling mounted recessed spotlights and a coloured carpeted flooring.

A six panelled white wood door opening through into:

BATHROOM

7'6" x 5'9" (2.28 x 1.75)



At maximum over bath. Comprising of white suite of

low level WC, hand basin and panelled bath with Mira Sport shower, a curved glazed shower screen and mixer taps with shower attachment. Finished with a ceramic tiled part wall surround with decorative border, and a mosaic coloured patterned tiled vinyl flooring. There is a wall mounted radiator, shaver socket, ceiling mounted extractor and two ceiling mounted recessed spotlights.

Outside



There is allocated parking for one car, located a short walk at the rear

REAR OF BUILDING





Agent Notes

199 year lease from 2004, commenced 01.01.2004

Yearly service charge to Belmont Property Management £1,503.94 - The ground rent of £1 per annum is included in the service charge

Council Tax Band - A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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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