



MAY WHETTER & GROSE

**20 LYNWOOD GARDENS, ST AUSTELL, PL25 4QR**  
**GUIDE PRICE £185,000**



**\*\* REDUCED TO SELL - OPEN TO SENSIBLE OFFERS \*\***

A WELL PRESENTED CHAIN FREE FIRST FLOOR APARTMENT WITH TWO BEDROOMS AND OPEN PLAN KITCHEN/LOUNGE/DINER WITH ELEVATED BALCONY OFF. FURTHER BENEFITS INCLUDE GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING THROUGHOUT. THE APARTMENT OCCUPIES A CONVENIENT SETTING WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE AND MAINLINE RAILWAY STATION. SEE AGENTS NOTE RE PETS EPC - B



St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. Also within walking distance is Asda supermarket. There is the main London to Paddington railway station and leisure centre together with primary and secondary schools. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property which can offer an additional range of shops, restaurants and activities.

#### **Directions:-**

From St Austell town centre, head up East Hill towards the roundabout. Cross straight over onto Alexandra Road. The Lynwood Gardens development will appear on your left hand side. Our board will be erected for convenience and into the communal parking area.

#### **Accommodation**

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Accessed via a communal entrance and situated on the first floor. Hardwood door provides external access into entrance hall.

#### **Entrance Hall**

9'4" x 5'6" (2.86 x 1.70)



Doors through to bedrooms one and two, open plan kitchen/lounge/diner and bathroom. Further doors opens to provide access to the boiler cupboard housing the Baxi Combination Gas Fired Central Heating Boiler. Carpeted flooring set within. Carpeted flooring in the entrance hall, radiator, mains enclosed fuse box. Remote key entry system. BT Openreach Telephone Point. Wall mounted thermostatic controls.

#### **Bathroom**

9'10" x 5'8" - maximum (3.00 x 1.75 - maximum)



Upvc double glazed window to front elevation with obscure glazing. Matching modern three piece white bathroom suite comprising low level flush WC with dual flush technology, pedestal ceramic hand wash basin with central mixer tap, P-shaped panel enclosed bath with wall mounted mains shower over. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Electric plug in shaver point. Fitted extractor fan. Heated towel rail.

#### **Kitchen/Lounge/Diner**

19'6" x 12'0" - maximum (5.96 x 3.66 - maximum)



Large Upvc double glazed sliding patio doors to rear elevation allowing access to the balcony. Carpeted flooring in the lounge/dining area. Vinyl flooring in kitchen area. The kitchen has matching wall and base units, integral fridge, freezer and washing machine. Fitted electric oven with four ring hob above and fitted extractor hood over. Roll top worksurfaces with matching splashback. Stainless steel sink with central mixer tap and matching draining board. Radiator. Television aerial point. Satellite point. Telephone point.

## Bedroom One

11'0" x 10'5" (3.37 x 3.18)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator. High level television aerial point. Telephone point. Satellite point.

## Bedroom Two

9'4" x 6'7" (2.86 x 2.01)



Upvc double glazed window to front elevation with obscure glazing. Radiator. Carpeted flooring. High level television aerial point.

Externally there is one allocated parking space and the use of the communal grounds.

**Council Tax Band: Band B**

## Agents Notes

The property is Leasehold  
Length of Lease 999 years with 989 years remaining  
Service and maintenance charge of £538.46 to include Ground Rent and Buildings Insurance.  
Current year figure subject to a budget review.  
Please note Pets are prohibitive within the terms of the lease.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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	

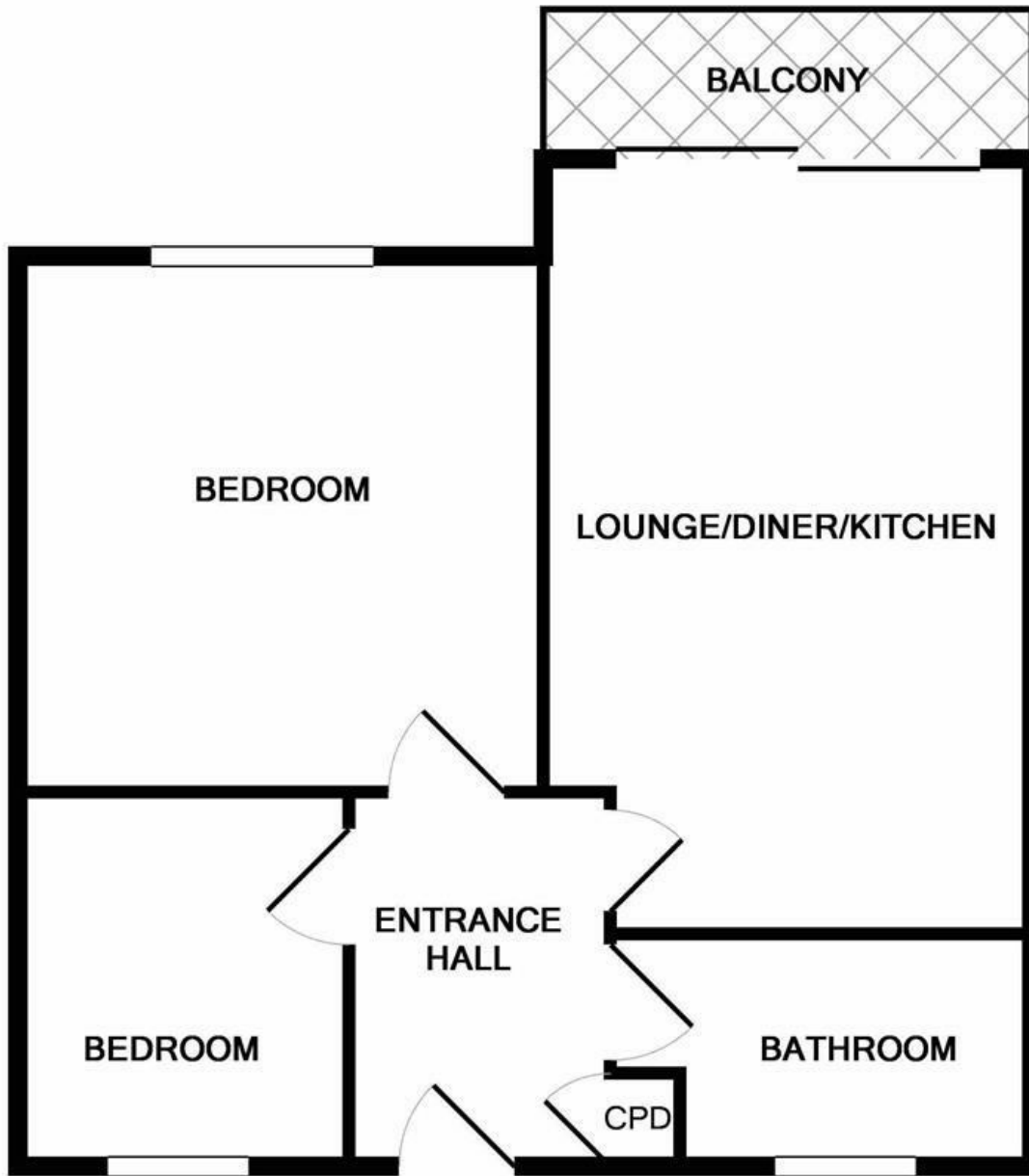
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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











TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
 Made with Metropix ©2017

**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

