



MAY WHETTER & GROSE

**84D EAST HILL, ST. AUSTELL, PL25 4TR**  
**GUIDE PRICE £75,000**



**\*\* VIDEO TOUR AVAILABLE UPON REQUEST \*\***

**\*\* CHAIN FREE CASH BUYERS ONLY \*\*** IN A TUCKED AWAY POSITION, A SHORT DISTANCE FROM THE TOWN CENTRE AND REQUIRING A FULL REFURBISHMENT IS THIS ONE BEDROOM GROUND FLOOR APARTMENT, WHICH FORMS PART OF A BLOCK OF FOUR. BENEFITTING FROM PARKING, INTERNALLY OFFERS SHOWER ROOM, LOUNGE/DINER, KITCHEN AND A DOUBLE BEDROOM. VIEWING IS RECOMMENDED TO APPRECIATE IT'S CONVENIENT POSITION AND POTENTIAL. EPC - D.  
SEE IMPORTANT AGENTS NOTES



Within walking distance of the centre of St Austell offering 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 picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

**Directions:**

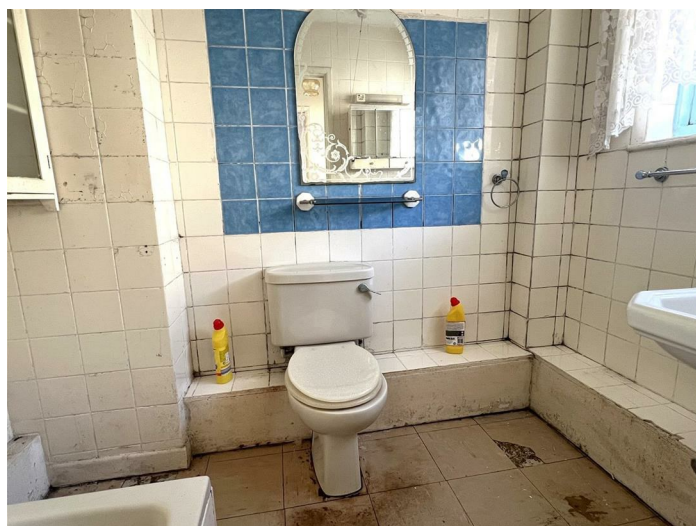
From St Austell town centre by either foot or car, head up East Hill, past Vospers Ford on the right hand side, approximately 50 yards past this you will notice the Cornwall Cricket Company. Turn in here and head down and the property will appear on the left hand side. A board will be at the front for identification.

**The Accommodation:**

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

**Shower Room:**

7'9" x 4'10" (2.37m x 1.48m)



Single glazed frosted window to the front. Finished with a tiled wall surround and flooring. Comprising shower cubicle, WC and hand basin.

**Main Living Area:**

15'6" x 9'2" (4.74m x 2.81m)



From the communal parking area there is a covered canopy front porch, part glazed wood door into.

**Entrance Hall:**

Door into shower room, door in to airing cupboard with slatted shelving housing the water cylinder and part glazed door into main living area.



Single glazed window to the front with electric heater beneath. Open arch through to kitchen.





**Kitchen:**

8'10" x 7'3" (2.71m x 2.21m)



With wall and base units, roll top laminated work surface incorporating stainless steel sink and drainer. Part tiled splash back surround and single glazed window. Space for white good appliances.

**Bedroom:**

8'4" x 15'6" (2.56m x 4.73m)



Single glazed window to the front with electric heater.



The apartment forms a block a four with communal parking.

**Agents Notes:**



WE UNDERSTAND THERE IS A COVENANT IN THE LEASE WHICH PRECLUDES ANYONE LETTING OR SUB LETTING THE THE FLAT - PLEASE ASK FOR INFORMATION

Ground Rent - £50pa

Maintenance Charges - £0 anything require will be split between apartments

Building Insurances £94.08 per apartment

Due to only approx 65yrs left on the lease it would be cash buyers only.

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			
		60	73
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			











## 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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