



MAY WHETTER & GROSE

9 DOUBLEGATES, ST. AUSTELL, PL25 5EG
GUIDE PRICE £135,000



A WELL POSITIONED CHAIN FREE SECOND FLOOR APARTMENT WITH ONE DOUBLE BEDROOM AND OPEN PLAN KITCHEN/LOUNGE/DINER. FURTHER BENEFITS INCLUDE AN ALLOCATED AND NUMBERED PARKING SPACE, DOUBLE GLAZING THROUGHOUT AND GAS FIRED CENTRAL HEATING. THE LEASEHOLD APARTMENT SITS IN COMMUNAL GROUNDS WITHIN CLOSE REACH OF ST AUSTELL TOWN CENTRE AND RELATED AMENITIES. SEE AGENTS NOTES. LEASEHOLD.

EPC - B



Location

St Austell town centre is situated within a short distance 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 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 head out onto the A390 taking the turning up Edgcumbe Road, follow the road up for approximately 800 yards, as the road goes around to the left, the gated entrance to the development will appear on the left hand side. There is a drive in and drive out car parking area. Come through the first set of gates proceed round the left hand corner of the building and the numbered allocated parking will be on the left hand side.

Accommodation

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

Accessed from the main communal door which faces the road. Agents Note: There are three entrances, one at the top side, one bottom side and to the side facing the road. Access via a hardwood door, two flights of stairs lead up to the top floor of the building with number 9 located on the right hand side of the top landing.

Entered via a hardwood door with inset spyhole to the entrance hall.

Entrance Hall

7'5" x 4'1" (2.27 x 1.25)

Doors through to bathroom, bedroom and open plan kitchen/lounge/diner. Carpeted flooring. Remote key entry handset. High level mains enclosed fuse box. Loft access hatch. Wall mounted thermostat radiator.

Bathroom

9'5" x 7'8" (2.89 x 2.35)

Wood frame Velux double glazed window to rear elevation providing natural light. Matching three piece white bathroom suite comprising low level flush WC, pedestal hand wash basin and panel enclosed bath with central mixer tap and fitted shower attachment. Door opens to a useful in-built storage recess offering hanging storage options. Vinyl flooring. Heated towel rail. Electric plug in shaver point. Fitted extractor fan. Tiled walls to water sensitive areas.

Bedroom

14'6" x 10'3" (4.43 x 3.14)

Wood frame double glazed Velux to rear elevation providing natural light. Carpeted flooring. Radiator. Telephone point. Television aerial point. A generous double bedroom.

Open Plan Kitchen/Lounge/Diner

17'2" x 18'4" - maximum (5.24 x 5.61 - maximum)

Upvc double glazed window to front elevation with wood frame double glazed Velux window to front elevation, both combine to provide a great deal of natural light. Carpeted flooring in lounge/dining area, tile effect vinyl flooring in kitchen area. Two radiators in the lounge/dining area. Television aerial and telephone points. Matching wall and base kitchen units, roll top worksurfaces, stainless steel one and half bowl sink with matching draining board and central mixer tap. Agents Note: The mains gas fired central heating boiler is located within one of the wall mounted kitchen units. Tiled walls to water sensitive areas. Four ring mains gas hob with electric oven below and fitted extractor above. Spaces for washing machine and fridge freezer.

Outside

The property sits in well managed communal grounds. The numbered allocated parking space is easiest accessed via the lower turning into the development (St Austell end) proceed around with the building on your right hand side and the allocated space will be found on your left hand side. There is also a covered communal bin store.

Agents Notes: TENURE


We are advised this is a leasehold property with a 999 year leased that commenced January 2006

There is a maintenance/service charge of £1,011.25 PER ANNUM. A full breakdown of the management/service charge is available from the Agents.


The building Management Agent is Belmont Property Management on behalf of Doublegates Management Co Ltd

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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