



**MAY WHETTER & GROSE**

**24 ROBERT ELIOT COURT , ST. AUSTELL, PL25 5JZ**  
**GUIDE PRICE £110,000**



A WELL PRESENTED CHAIN FREE FIRST FLOOR APARTMENT AVAILABLE FOR THOSE AGED 55 AND OVER AND CAPABLE OF INDEPENDENT LIVING. THE PROPERTY HAS TWO BEDROOMS, PRIVATE FRONT GARDEN AND FURTHER COMMUNAL GROUNDS WHICH ARE WELL KEPT. FURTHER BENEFITS INCLUDE ELECTRIC HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS FIRST FLOOR APARTMENT COMPLETE WITH FITTED STAIR LIFT. EPC - D  
SEE AGENTS NOTES





## Location

St Austell town centre is situated within easy reach 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 9 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 15 miles from the property.

## Directions

From St Austell proceed towards Truro on the B3274. Pass straight through the traffic lights with the high rise flats on the left. Take the next right onto Trevarrick Road and turn immediately left onto Robert Eliot Court.

## Accommodation

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

Upvc double glazed front door with inset twin obscure detailing allows external access into entrance hall.

## Entrance Hall



Matching sealed glazed unit to left hand side of door. Carpeted flooring. Carpeted stairs to first floor. Fitted electric stair lift. Economy Seven Night Storage Heater. Mains enclosed fuse box.

## Hall

16'6" x 4'3" (5.05 x 1.32)

Doors through to lounge, bedrooms one and two, kitchen and shower room. Carpeted flooring. Wall mounted emergency pull cord with in-built speaker. Loft access hatch. Door provides access to airing cupboard housing the hot water tank with further slatted storage facilities set within.

## Lounge

12'9" x 11'8" (3.89 x 3.58)



Upvc double glazed bay window to rear elevation providing a great deal of natural light with a delightful outlook of open countryside in the distance. Carpeted flooring. Focal electric fireplace. Economy Seven Night Storage Heater. Carpeted flooring. Television aerial point. Telephone point.

## Bedroom One

10'9" x 9'11" (3.29 x 3.03)



Upvc double glazed window to rear elevation again with views over open countryside to the rear of the property. Carpeted flooring.

## Bedroom Two

12'7" x 6'0" (3.86 x 1.85)



Upvc double glazed window to front elevation. Carpeted flooring. Telephone point. Television aerial point.

## Kitchen

7'2" x 8'1" - maximum (2.20 x 2.47 - maximum)



Upvc double glazed window to front elevation. Matching wall and base kitchen units. Roll top work surfaces. Stainless steel sink with matching draining board and central mixer tap. Fitted electric oven with fitted four ring hob above and extractor over. Space for washing machine, upright fridge/freezer and separate freezer. Part tiled walls. Tile effect vinyl flooring.

## Shower Room

5'5" x 7'10" (1.67 x 2.39)



Upvc double glazed window to front elevation with obscure glazing. Matching updated three piece white shower suite comprising low level flush WC with soft close technology, fitted shower enclosure with glass shower door and wall mounted Mira Jump electric shower, pedestal ceramic hand wash basin. Vinyl flooring. Tiled walls. Electric plug in shaver point. Economy Seven Nigh Storage Heater.

## Outside



To the front of the property this apartment benefits from its own enclosed garden laid to lawn and fabulously surrounded with an array of established evergreen planting and shrubbery. A wooden gate opens to provide access with steps leading up to the front door.

A further benefit of the property are the delightful communal grounds which are extremely well kept.

## Agents Note

This property is available to those aged 55 years and over and capable of independent living.

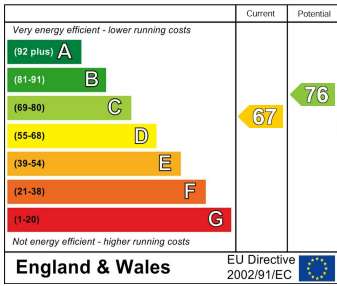
The service charge is £2,520 which includes ground rent.

The property is Leasehold, 100 year lease commencing 1984

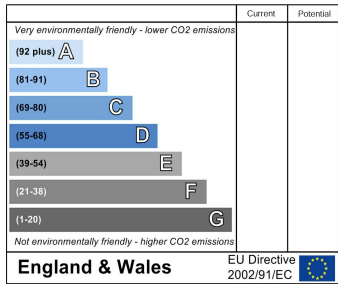
We understand the Lease says no pets but several residents have pets and possibly by agreement with the Warden

**Council Tax Band - A**

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

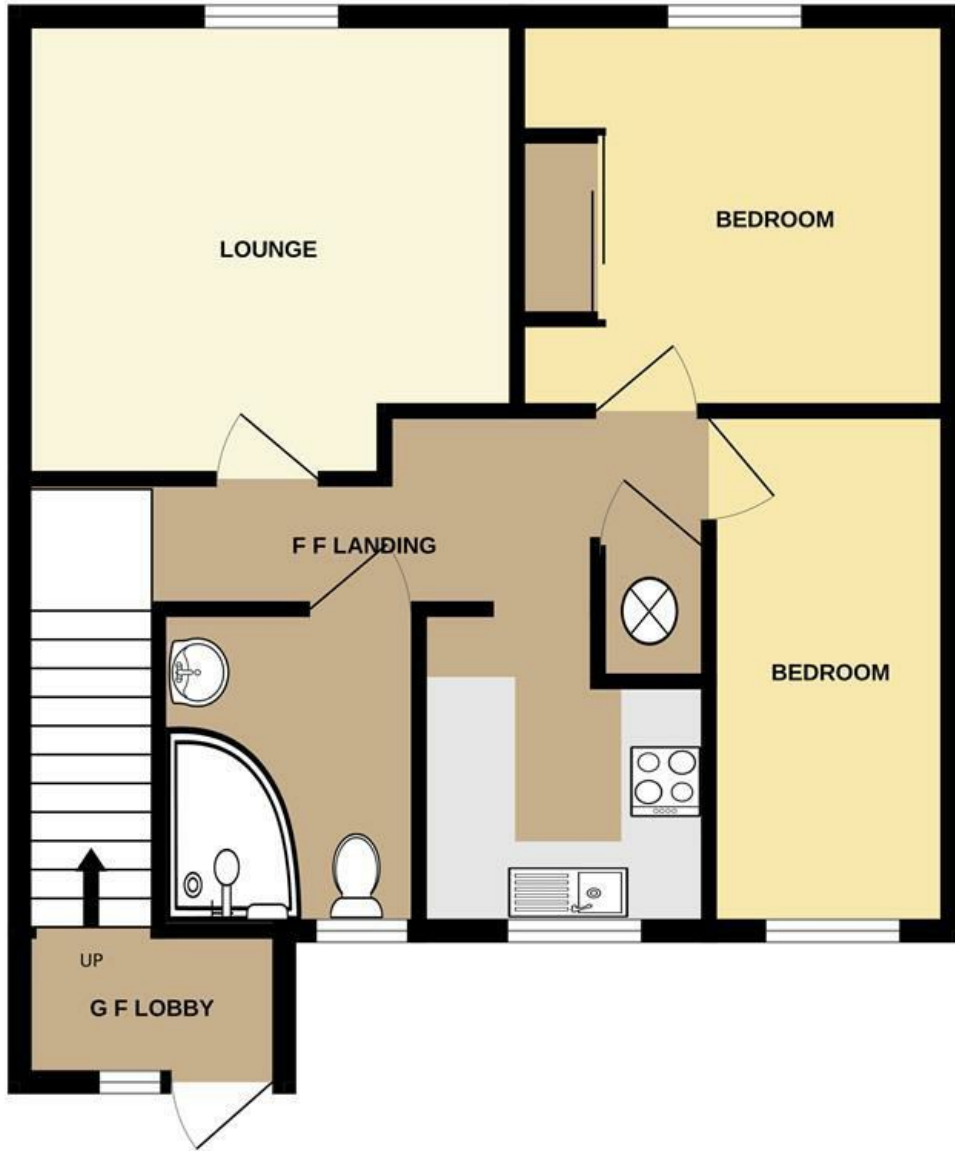












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024

**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.

