



MAY WHETTER & GROSE

3 CURTICE CLOSE, ST. AUSTELL, PL25 3FJ
PRICE £105,000



SECTION 106 AFFORDABLE - PLEASE SEE AGENTS NOTES AND CRITERIA. A WONDERFUL FIRST FLOOR TWO DOUBLE BEDROOM APARTMENT WITH OPEN PLAN LIVING AND BATHROOM, THE PROPERTY ALSO BENEFITS FROM ALLOCATED PARKING. A SHORT DISTANCE FROM THE WONDERFUL WALKING TRAILS AND SHORT DRIVE TO ST AUSTELL BAY AND THE COASTLINE. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS SPACE. EPC - B.



Location

St Austell town centre is situated approximately 1 miles away 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 up Treverbyn Road at the mini roundabout turn right and head down the hill into the development, at the mini roundabout turn left onto Carwollan Road. Follow the road along to the far end and then left upon to Gwithian Road. Go around and off to the left into Curtice Close and the apartment building will appear on the left hand side. As you turn in a brick paved area is numbered for parking.

Accommodation

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



From the brick paved parking area a pathway leads to the communal front door, take the stair case to the first floor. Steps and handrail lead to the apartment entrance which opens through to entrance hallway.

Entrance Hallway



Entrance Hallway with entry phone system, six panel white doors to all rooms and one into large storage cupboard.

Main Living Area

17'1" x 12'2" x 23'1" - maximum (5.23 x 3.73 x 7.06 - maximum)



Two double glazed windows with radiator below in the main living area with views down over the communal areas and out towards some open countryside. Finished with carpeted flooring. The kitchen comprises a range of light wood fronted wall and base units complimented with square edged work surface incorporating four ring induction hob with hidden extractor over. Coloured sink and drainer with mixer tap, all finished with a white tiled splashback. Integrated appliances of oven, microwave and fridge/freezer together with under unit space for washing machine. A useful space incorporates a breakfast bar. Radiator.



Bedroom

10'7" x 11'5" - maximum (3.23 x 3.49 - maximum)



Double glazed window with deep display sill and radiator beneath with glimpses down and out over St Austell Bay and the communal garden areas.

Bedroom

10'7" x 7'4" (3.25 x 2.26)



Double glazed window with radiator beneath enjoying a similar outlook to the other bedroom.



Bathroom

7'0" x 6'11" - maximum (2.14 x 2.11 - maximum)



Comprising low level WC, hand basin and panelled bath with curved glazed shower screen and shower head attachment. All finished with white tiled wall surround and hexagon patterned tile effect flooring. Radiator. Shaver socket. Ceiling mounted extractor. Obscure double glazed window.

Outside



The building benefits from communal garden area and allocated parking.

Council Tax Band - A

Agents Notes

The property is leasehold with a 999 year lease which commenced in 2010.

Ground Rent £160 per annum

Maintenance Charge £140 per month

£105,000 represents 75% of the full market value

Criteria

Eligibility

Cornwall Council would be looking to prioritise

someone with an Area Local Connection to Treverbyn or St. Austell.

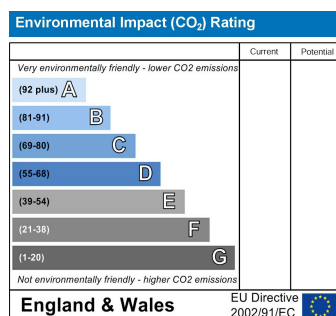
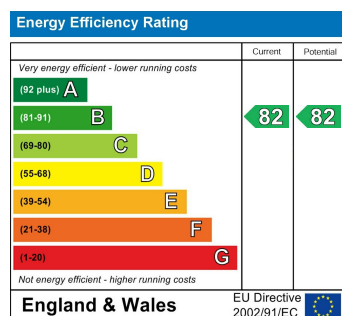
- Residency/permanent employment of 16 + hours per week for 3 + years
- OR
- Former residency of 5 + years
- OR
- Close family member (Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5 + years

After 14 days of marketing we can consider those who have a local connection to the adjoining parishes of St. Mewan, St. Blaise, Luxulyan, Roche, St. Stephen or Carlyon.

After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary areas) – please ask us for details.

In addition the applicant will need to:

- Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market
- Have a maximum household income of £80,000
- Have a minimum 10% deposit (or 5% with relevant AIP)
- Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)
- Have viewed and offered on the property





**Floorplan
coming soon**

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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