



MAY WHETTER & GROSE

11 CHISHOLME COURT, ST. AUSTELL, PL25 4UG
GUIDE PRICE £120,000



A FABULOUS OPPORTUNITY TO ACQUIRE A 2 BEDROOM GROUND FLOOR APARTMENT WITH SUNNY FACING ASPECT AND BALCONY, ENJOYING FAR REACHING DISTANT COUNTRYSIDE VIEWS, WITHIN THE EVER POPULAR RETIREMENT COMPLEX OF CHISHOLME COURT. WELL PRESENTED THROUGHOUT WITH REFURBISHED SHOWER ROOM, LOUNGE/DINER WITH KITCHEN OFF AND 2 BEDROOMS. THE DEVELOPMENT OFFERS A COMMUNAL LOUNGE AREA, A PART TIME SITE MANAGER, LAUNDRY ROOM AND GUEST SUITE. FOR YOUR PERSONAL PEACE OF MIND THERE IS AN EMERGENCY PULL CORD SYSTEM IN EACH ROOM. OUTSIDE THE APARTMENT IS SET WITHIN COMMUNAL GROUNDS WHICH ARE WELL KEPT, WHERE YOU CAN SIT AND ENJOY THE VARIOUS SEATING AREAS. THERE IS ALSO COMMUNAL PARKING. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE POSITION WITHIN THIS POPULAR DEVELOPMENT. THE PROPERTY IS OFFERED FOR SALE CHAIN FREE. PROBATE HAS BEEN GRANTED. EPC - B



St Austell town centre is within walking distance of the property 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 Tesco supermarket. 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.

Directions

From St Austell head up East Hill to the traffic lights, turning right onto Eastbourne Road. Follow the road along towards Sawles Road. As the road bears around to the right there is a turning on the right into Belmont Road. Take this right hand turning and after approximately 100 yards turn left. Parking is available within the communal areas. Access can be via the main entrance

The Accommodation

All measurements are approximate.

Exterior Hall

Communal Area



Entrance Hall

10'9" x 8'11" at maximum (3.30m x 2.73m at maximum)



Hard wood door with inset spy hole allows external access. Twin doors allowing access to inbuilt storage area offering slatted storage and hot water tank. Further door allowing access to further storage area offering high level shelf storage and hanging space. Emergency pull cord system. Telephone entry system. Mains fuse box. Further doors to:

Bedroom 2

11'6" x 7'2" at maximum (3.53m x 2.19m at maximum)



Upvc double glazed window to side elevation. Wall mounted electric heater. Telephone point. Twin doors allowing access to inbuilt storage area offering high level shelf storage and hanging space.

Shower Room

6'1" x 5'9" (1.87m x 1.76m)



Large shower cubicle with glass doors and Mira shower unit. Low level WC, hand wash basin, heated towel rail, extractor fan. Part tiled walls.

Bedroom 1

12'1" x 8'11" (3.69m x 2.72m)



Upvc double glazed window to rear elevation offering far reaching distant countryside views over open fields. Wall mounted electric heater. Twin and single doors allowing access to inbuilt storage areas offering shelved and hanging storage space. Telephone point. Wall mounted electric heater and emergency pull cord.

Lounge/Diner

15'1" x 10'4" (4.61m x 3.16m)



Upvc double glazed door to rear elevation with Upvc double glazed window to right and left hand sides, which allows access onto the balcony with wrought iron enclosure allowing far reaching distant countryside views over open fields in the distance. Upvc double glazed window to side elevation. Wall mounted electric heater. TV aerial point. Door to fitted storage area offering shelved storage options. Emergency pull cord and opening to kitchen.



Kitchen

8'5" x 5'0" (2.57m x 1.53m)



Upvc double glazed window to side elevation. Range of wall and base units. Stainless steel sink with draining board. Electric oven with extractor over. Space for fridge/freezer. Built in cupboard. Wall heater.

The further benefits to this property include communal gardens with numerous seating areas and generous parking facilities. A viewing is essential to fully appreciate this chain free retirement property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	83
(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	

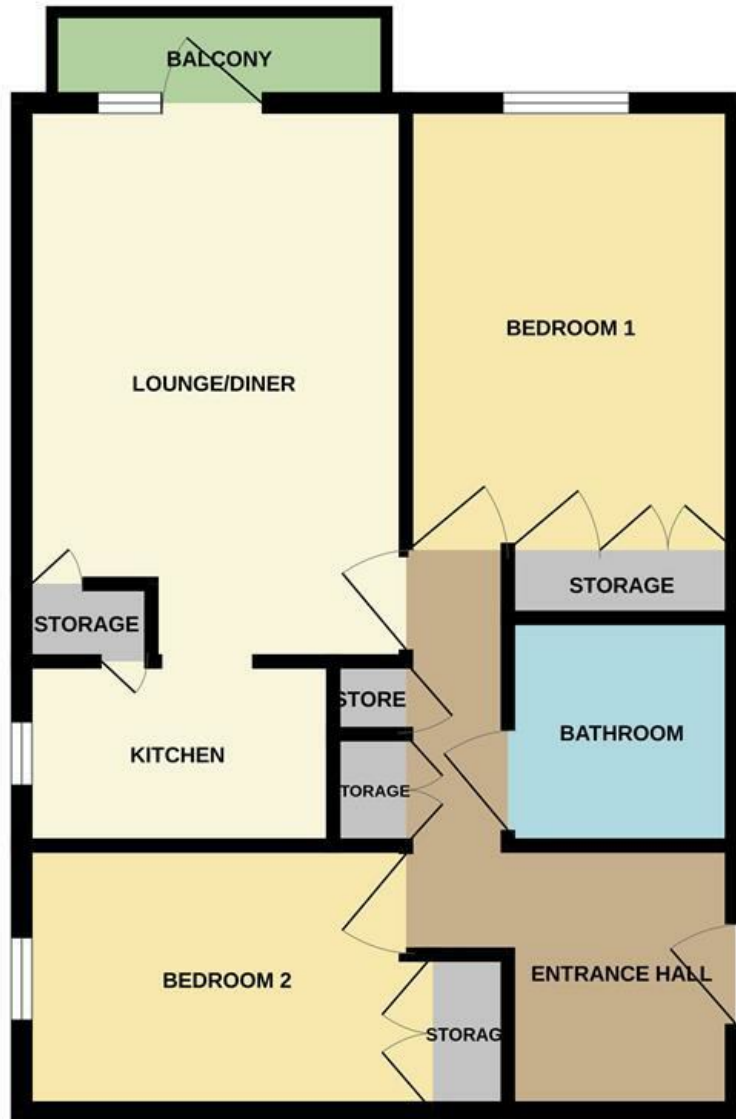
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		72	75
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Tax Band: Band B

Agents Notes

- Only available to those aged 55 and over, capable of independent living
- Lease 200 years as of 1989
- LiveWest own freehold
- Monthly Service charge of £256.19.
- £60 included within Service Charge for Ground Rent



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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