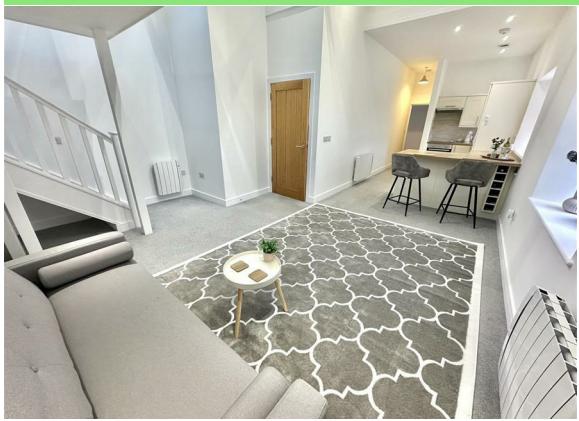


Trenance Mill

St. Austell  
PL25 5AH

Offers In The Region Of  
£160,000

- NO ONWARD CHAIN
- IMMACULATE CONDITION THROUGHOUT
- PRIVATE ENTRANCE
- MODERN / CONTEMPORARY DESIGN
- LONG LEASE LENGTH
- ALLOCATED PARKING SPACE
  - DOUBLE GLAZING THROUGHOUT
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

**Tenure - Leasehold**

**Council Tax Band - A**

**Floor Area - 688.00 sq ft**



2



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E52

#### **Property Description**

Millerson Estate Agents are thrilled to bring to the market this unique and well presented, two bedroom apartment situated on the outskirts of St Austell Town Centre. Originally a corn mill, the building was converted in 2017 and boasts open plan living along with high ceilings and a mezzanine level. The property itself benefits from its own private entrance, an allocated parking space and a small courtyard area making it the perfect base for anyone looking to be close to the town centre. A 999 year lease was granted in 2017 with a service charge of £1200 payable yearly. Double glazing is present throughout and the property is heated via electric night storage heaters. Viewings are strictly by appointment only but are highly recommended to appreciate the full potential of this property.

#### **Location**

Located within walking distance to St Austell town centre, this property is ideally situated within easy reach of a wide range of shopping, educational and recreational facilities. There is a mainline railway station which offers a direct line to London Paddington as well as a leisure centre and an array of schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are both only a short drive away. The Cathedral city of Truro is approximately 13 miles from the property.

#### **The Accommodation Comprises**

(All dimensions are approximate)

##### **Entrance Hall**

Smoke sensor. Loft access. Consumer unit. Electric meter. Cupboard housing hot water tank. Skirting. Carpeted flooring. Doors leading to:

##### **Lounge/Diner/Kitchen**

30'10" x 15'8" (9.42m x 4.78m)

Maximum measurements taken.

Kitchen/Diner - 4.29m x 1.37m

Two double glazed windows to the rear aspect. Skimmed ceiling. Smoke sensor. Recessed spotlights. A range of wall and base fitted. One and a half sink with drainer and mixer tap. Integrated fridge freezer and electric oven/hob with extractor over. Oak effect worktops. Space and plumbing for freestanding washing machine. Tiling around stain sensitive areas. Electric night storage heater. Ample plug sockets. Skirting. Vinyl flooring.

Lounge- 5.18m x 4.78m

Double glazed window to the side and rear aspect. Recessed spotlights. Two wall mounted electric night storage heaters. TV and broadband point. Skirting. Carpeted flooring. Stairs leading up to the

#### **Mezzanine/Office**

11'1" x 6'5" (3.39m x 1.97m)

Maximum measurements taken.

Two Velux windows. Recessed spotlights. TV and broadband point. Plug sockets. Skirting. Carpeted flooring.

#### **Bedroom One**

11'6" x 9'8" (3.53m x 2.96m)

Double glazed window to the front and side aspect. Skimmed ceiling. Wall mounted electric night storage heater. Ample plug sockets. Skirting. Carpeted flooring.

#### **Bedroom Two**

8'9" x 6'6" (2.69m x 1.99m)

Double glazed window to the front aspect. Wall mounted electric night storage heater. Plug sockets. Skirting. Carpeted flooring.

#### **Bathroom**

7'5" x 5'6" (2.28m x 1.68m)

Skimmed ceiling. Recessed spotlights. Extractor fan. Bath with shower over. Wash basin. WC with push flush. Heated towel rail. Tiling around water sensitive areas. Shaver point. Skirting. Vinyl flooring.

#### **Outside**

The property is accessed via a pedestrian bridge. There are steps to one side of the bridge which lead down to a small gravel area and rockery which belong to the property exclusively.

#### **Parking**

This property benefits from one allocated parking space. On street parking is also available.

#### **Agents Note**

The property is vacant and will be sold with the fixtures and fittings.

#### **Services**

A 999-year lease was granted in 2017. We have been advised that there is a service charge of £1200 payable on a yearly basis which includes a nominal ground rent and buildings insurance. The property is connected to mains electricity, water and drainage. It falls under Council Tax Band A.

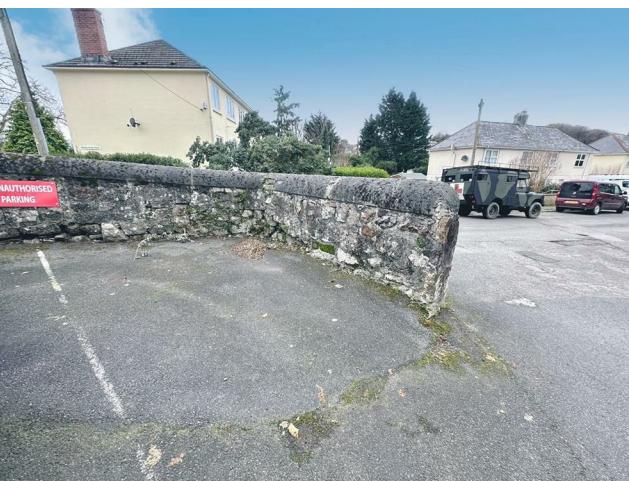
#### **Material Information**

Verified Material Information

Council tax band: A

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Leasehold



Lease length: 999 years from 2017 (992 years remaining)  
Service charge: £1200 pa  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Parking: Allocated and On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: St Austell conservation area and management plan  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Level access  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: E

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## Directions To Property

From St Austell head down the B3274, Truro Road, at the set of traffic lights turn right onto Gover Road past HBH Woolacotts and Furniture World on your left. Take the next turning into Grove Road, approximately three quarters of the way up the road take the second right hand turn onto Blowing House Hill. The property will be located on your left hand side and is accessed via a private entrance.

## Contact Us

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Scan me!



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