



Hall Road
St. Dennis
St. Austell
PL26 8BG
£65,000

- 50% SHARE
- SET IN POPULAR VILLAGE
- CLOSE TO A30
- GOOD ACCESS TO NEWQUAY AND ST AUSTELL
- TWO BEDROOMS
- ALLOCATED PARKING
- ENCLOSED REAR GARDEN
- KITCHEN/DINER
- FIRST FLOOR APARTMENT
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 742.00 sq ft



PROPERTY

This is a 2 bed 1st floor apartment, situated in the historic china clay village of St Dennis, This property benefits from 2 bedrooms, allocated parking and enclosed rear garden.

LOCATION

Situated in St Dennis, this village provides local amenities & facilities, including a shop, post office and school, The A30 is also within easy reach.

ACCOMMODATION

Living Room

Kitchen/Diner

Bedroom 1

Bedroom 2

Family Bathroom

EXTERIOR

Enclosed Rear Garden

Allocated Parking

SHARE EXAMPLE

Share price: 50% share £65,000

Full price: £130,000

Monthly rent: £269.48

Monthly service charge (from 1st April 2025): £29.67

*monthly rent and service charge subject to annual review.

*Staircasing up to 80%

SECTION 106 RESTRICTION

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the COUNTY OF CORNWALL and a full financial assessment to ensure that the property is affordable and sustainable for you. Our financial assessments are carried out by The Mortgage People (TMP). For more information on TMP please visit their website at tmpmortgages.co.uk

The local connection requirement may not apply if you are a serving or previously serving member of the regular armed forces or qualifying under any other clause of the Allocation of Housing (qualification criteria for armed forces) (England) regulations 2012.

Properties are allocated on a first come first serve basis subject to meeting the requirements of the s.106 and demonstrating affordability.

TENURE

Leasehold

MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Tenure: Leasehold

Lease length: 99 years remaining (80 years from 2006)

Service charge: £356 pa

Shared ownership - ownership percentage: 50%

Lease restrictions: Local person restrictions - local connection to St Dennis parish.

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: Night storage and Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - OK, Three - OK, EE - Good

Parking: Allocated and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

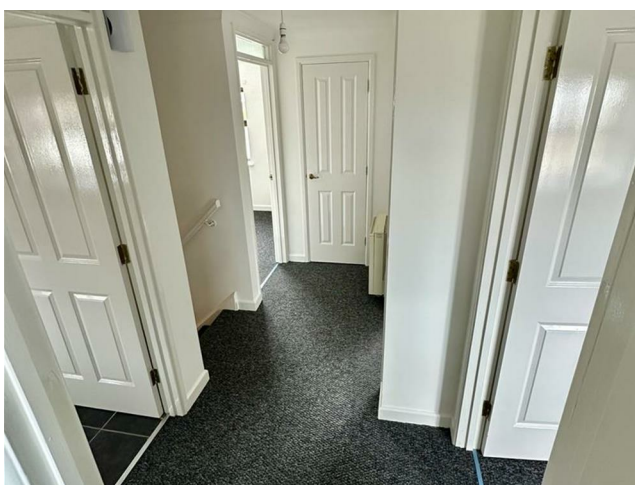
Accessibility and adaptations: None

Coal mining area: No

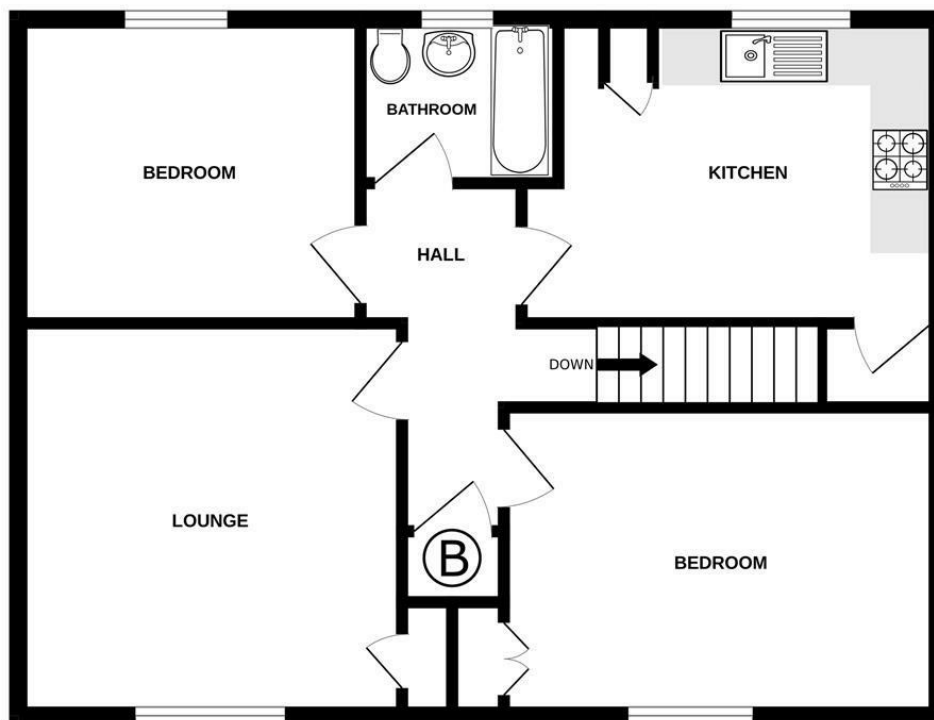


Non-coal mining area: Yes
Energy Performance rating: C
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor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



GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(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	

Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area
Manager Lizzie Collins
01726 72236

Contact Us

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