

Trinity Street

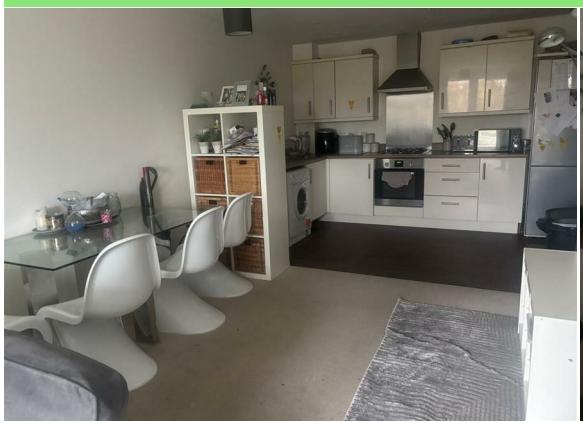


St. Austell  
PL25 5FD

40% Shared ownership

£47,200

- 40% SHARED OWNERSHIP
- STAIRCASING UP TO 100%
- EN-SUITE BATHROOM
- ALLOCATED PARKING SPACE
- COUNCIL TAX BAND B
- LOCATED IN THE HEART OF ST AUSTELL TOWN CENTRE
  - BALCONY AREA
- TRANSPORT LINKS AND SCHOOLS WITHIN WALKING DISTANCE
- PLEASE SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - B

Floor Area - 947.22 sq ft



2



2



1



#### PROPERTY DESCRIPTION

This is a spacious two bed apartment, Situated in the town of St Austell. This property benefits from two bedrooms, single allocated parking space, en-suite shower room and a balcony area overlooking the town.

#### LOCATION

Located in the heart of St Austell town centre, close to a range of amenities & facilities, including high street shops, cafes, restaurants & schools. The A30 is also within easy reach and the train station is within walking distance.

#### ACCOMMODATION

Accommodation offers

Living room/Diner

Kitchen

Bedroom one

Bedroom two

En-suite with shower

Balcony

Allocated parking space

#### SHARE EXAMPLE

Share price: 40% share £47,200

Full price: £118,000

\*Monthly rent (from 1st April 2025): £239.90

\*Monthly service charge (from 1st April 2025): £216.48

\*monthly rent and service charge subject to annual review

\*Staircasing up to 100%

#### 106 RESTRICTIONS

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parish of St Austell Town 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](http://tmpmortgages.co.uk).

If you wish to submit an application, please contact TMP in the first instance to carry out a full financial assessment to establish affordability.

<https://tmpmortgages.co.uk/>

Properties are allocated on a first come first serve basis subject to demonstrating affordability.

#### TENURE

It is a leasehold property with 89 years remaining

#### AGENTS NOTES

Floorplan has been ordered will be uploaded once received.

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Shared Ownership

Service charge: £2597.76 pa

Shared ownership - ownership percentage: 40%

Property type: Flat

Property construction: Standard construction

Energy Performance rating: B

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: Allocated

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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

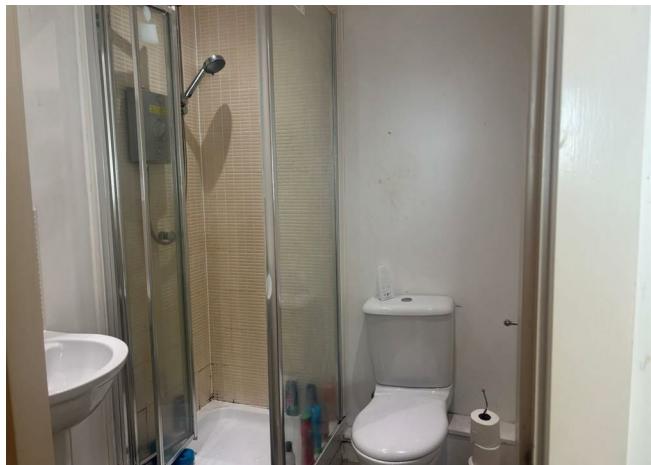
Accessibility and adaptations: None

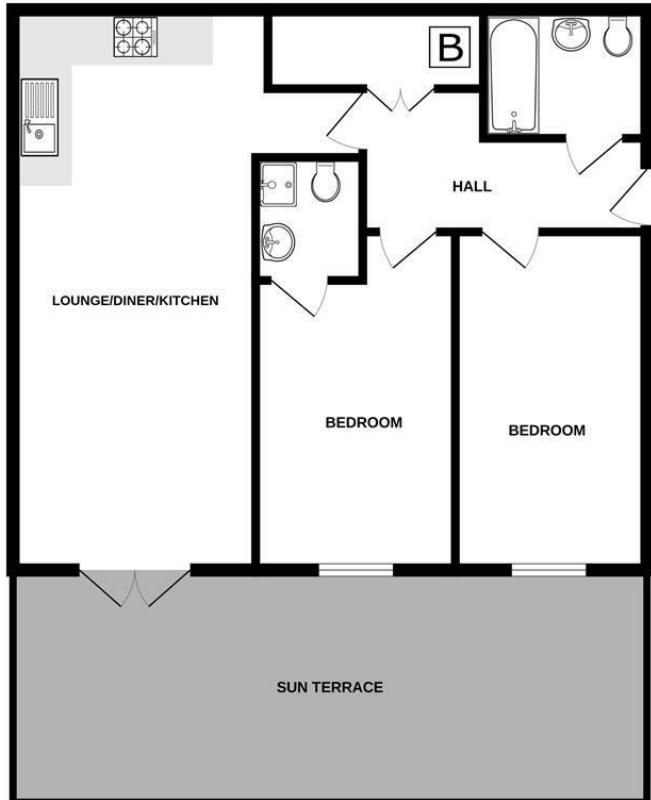
Coal mining area: No

Non-coal mining area: Yes

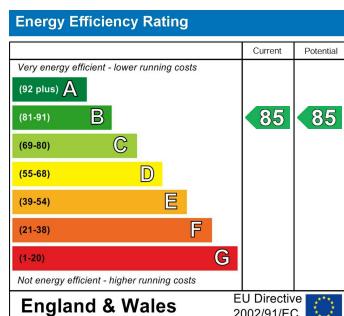
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of distances, areas and rooms are approximate. It is not intended to form part of any contract, 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 6.20209



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

**Scan QR Code For Material Information**



Scan me!