



CORNWALL HOUSE ST AUSTELL PL25 5DQ

1 BEDROOM APARTMENT WITH GARAGE PARKING

An appealing well-presented one bedroom apartment located in the heart of the town. Situated on the top floor of this three storey building of 16 flats, the property has been decorated internally to include new carpet and benefits from garage parking with lock-up store.

In brief the property comprises:

Communal Entrance, Personal Door to Apartment, Entrance Hall, Generous Lounge into Kitchen, Bedroom and Bathroom.

Viewing is Highly Recommended

*** NO ONWARD CHAIN ***

Key Features

Convenient
Town Location

Generous Lounge

Recently Decorated

Well-Equipped Kitchen

Bedroom with Built-In
Double Wardrobe

Garage with Parking
PLUS Lock-Up Store

NO ONWARD CHAIN

About The Property and Location

Situated in the heart of the town, this appealing one bedroom apartment offers a superb layout with generous natural light. With gated access and communal entrance with intercom entry system, the property is on the top floor. The added bonus of this apartment is that it has allocated parking space within a locked garage plus a lock-up store. The entrance door opens into a smartly presented hall with rooms off, all recently decorated with new carpet throughout. This move-in ready apartment would ideally suit those seeking their first property, an investment buyer or a lock up and leave. The town centre offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Close by is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants. It is also ideally located giving easy access to the A390 for the Cathedral City of Truro.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

White door with letterbox into the entrance hall. White panel doors to Lounge, Bedroom and Bathroom. Newly fitted carpet. Walk-in cupboard with Heatrae Sadia Megaflor water tank, shelving and storage. Intercom.

Lounge

17' 1" x 16' 5" (5.2m x 5.0m)

White panel door. Four uPVC double glazed windows to the front elevation providing generous natural light to the living area. Two night storage heaters. Newly fitted carpet. Open arch into:

Kitchen

13' 1" x 6' 7" (4.0m x 2.0m)

A generous range of oak wall and base units with worktops over incorporating a one and a half bowl sink. Built-in appliances include: an oven, ceramic hob with extractor over, washing machine and fridge/freezer. Majority of walls tiled. Wood effect flooring.

Bedroom

14' 5" x 9' 2" (4.4m x 2.8m) into door recess

A generous room with good natural light provided by the two uPVC double glazed windows to the front elevation. Night storage heater. Built-in double wardrobe with white panel doors, hanging rail and storage.

Bathroom

8' 2" x 5' 11" (2.5m x 1.8m)

White suite comprising bath with shower over and folding shower screen. Pedestal wash-hand basin. Low level WC. Part-tiled walls. Heated towel rail. Vinyl flooring. Ceiling light and extractor fan.

Exterior & Parking

With gated pedestrian plus vehicular access into communal areas with shared garden. Double garage with electric door giving access to one allocated parking space plus:

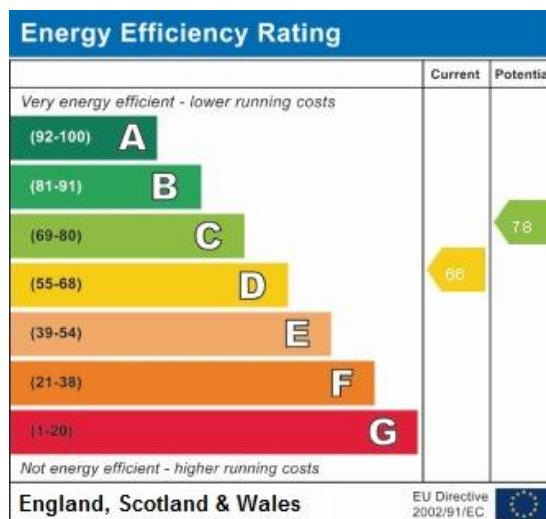
Store

8' 2" x 4' 11" (2.5m x 1.5m)

With light

Additional Information

EPC 'D'



Council Tax Band 'A'

Services – Mains Electric, Mains Drainage
Post – each apartment door has its own letter box

Tenure – Leasehold* with shared freehold

* The building is a shared freehold with each apartment forming part of the management company at a cost of £130 per month which covers communal cleaning, gardening, property maintenance (internal and external). An annual meeting is held.

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Entrance Hall



Lounge



Kitchen



Kitchen



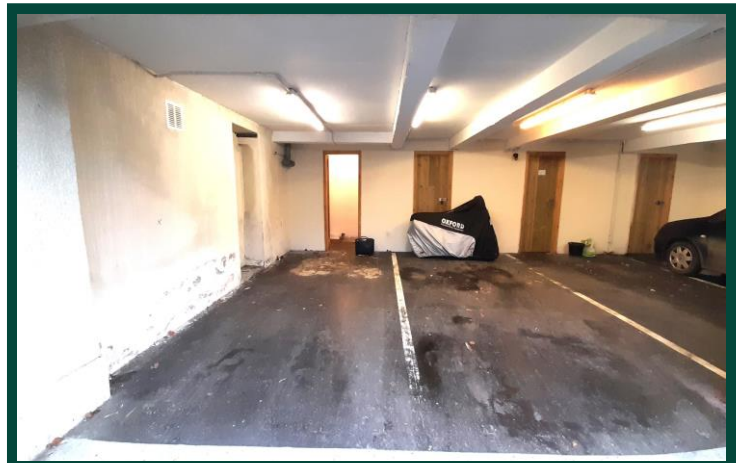
Bedroom



Bathroom

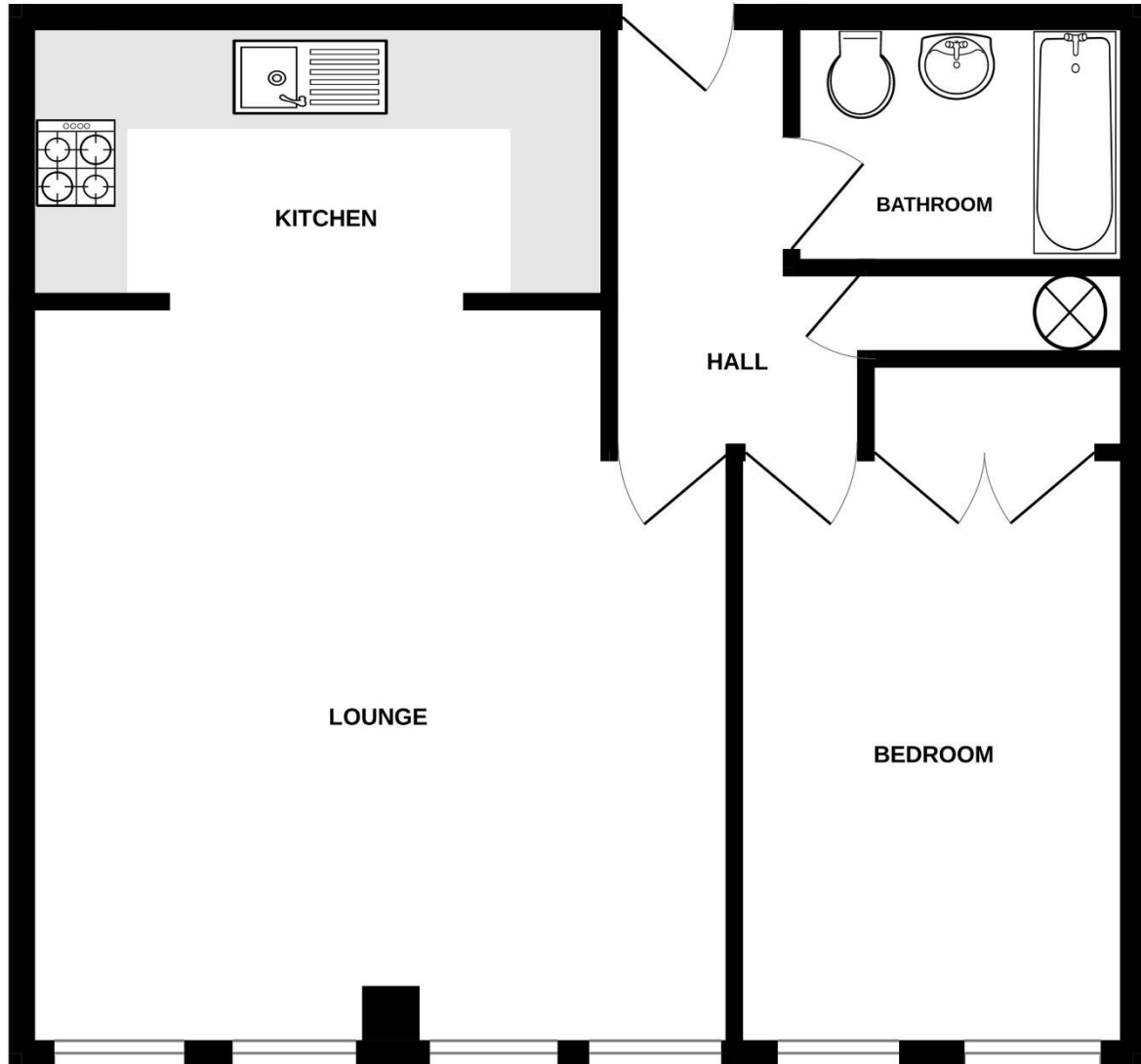


Gated Entrance



Garage with Parking and Store

Floorplan



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.
Made with Metropix ©2023

St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

ESTABLISHED 1865
Jefferys