

LYNWOOD GARDENS ALEXANDRA ROAD, ST AUSTELL PL25 4QR

TWO BEDROOM GROUND FLOOR APARTMENT

Welcome to this newly decorated contemporary ground floor apartment in the market town of St Austell. The property benefits from two bedrooms and stylish bathroom. Boasting an open plan living area with plenty of natural light, the kitchen features sleek built-in appliances, making meal preparation a breeze.

Situated close to all amenities, including shops, restaurants, and public transport options, this property offers convenience at your doorstep. With no onward chain, you can move in quickly, so don't miss out on this fantastic opportunity - schedule a viewing today!

VIEWING HIGHLY RECOMMENDED

Key Features

Modern Ground Floor Apartment

Newly Decorated Throughout

Open Plan Living

2 Bedrooms

Bathroom

Allocated and Visitor Parking

Communal Gardens

About The Location

Ideally located within a few steps of a shop, ideal for daily amenities. Within a short walking distance is the town centre and 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.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Communal Entrance

Covered entrance with property mail boxes. Security door with intercom system.

Once in the communal entrance. Follow the door to the left and the apartment is the second on the left.

Property Entrance Hallway

9' 6" x 5' 11" (2.9m x 1.8m)

Hardwood oak entrance door into the hallway with modern white doors to all rooms. Intercom system. Central heating radiator. BT telephone point. Ceiling light. Cupboard housing the Baxi Combi Boiler.

Open Plan Living Accommodation

23' 0" x 12' 2" (7.0m x 3.7m)

Living, dining and lounge area with generous natural light from the sliding patio doors to the front elevation.

Kitchen/Diner

Range of modern wall, base and drawer units with wood-effect worktops over incorporating a stainless steel sink. Built in Hotpoint oven and ceramic hob with extractor over. Built-in fridge/freezer. Space and plumbing for a washing machine. Wood effect laminate flooring. Inset ceiling spotlights. Under counter lighting.

Lounge

Newly carpeted. uPVC double glazed sliding patio doors leading to a patio seating area.

Bedroom One

11' 2" x 10' 6" (3.4m x 3.2m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

9' 6" x 6' 7" (2.9m x 2.0m)

uPVC double glazed window to the rear.

Bathroom

10' 2" x 5' 11" (3.1m x 1.8m)

uPVC double glazed window to the rear. White suite comprising low level WC, wash-hand basin, bath with shower over. Part-tiled walls. Wood effect laminate flooring. Extractor. Heated towel rail.

Exterior

To the front from the lounge patio doors is a small seating area with hedging. To the rear there is a communal seating and drying areas.


Parking

1 x Allocated Parking Space.

Visitor parking is also available.

Additional Information

EPC 'B'

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B	82	82
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band 'B'

Services – Mains Electric, Drainage & Gas

Property Age - tbc

Tenure – Leasehold : 999 years with tbc years remaining

Service & Maintenance Charge –

£539 pa to include ground rent and buildings insurance

Décor – Newly decorated throughout inc. carpets

Restrictions – No Pets

Directions

From our offices in Duke Street, turn left onto South Street. Continue onto East Hill. At the roundabout take the second exit onto Alexandra Road. Just a short distance (opposite a village style shop) turn left.

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.



Apartment Entrance



Entrance Hall



Bathroom



Open Plan Living



Kitchen



Bedroom One

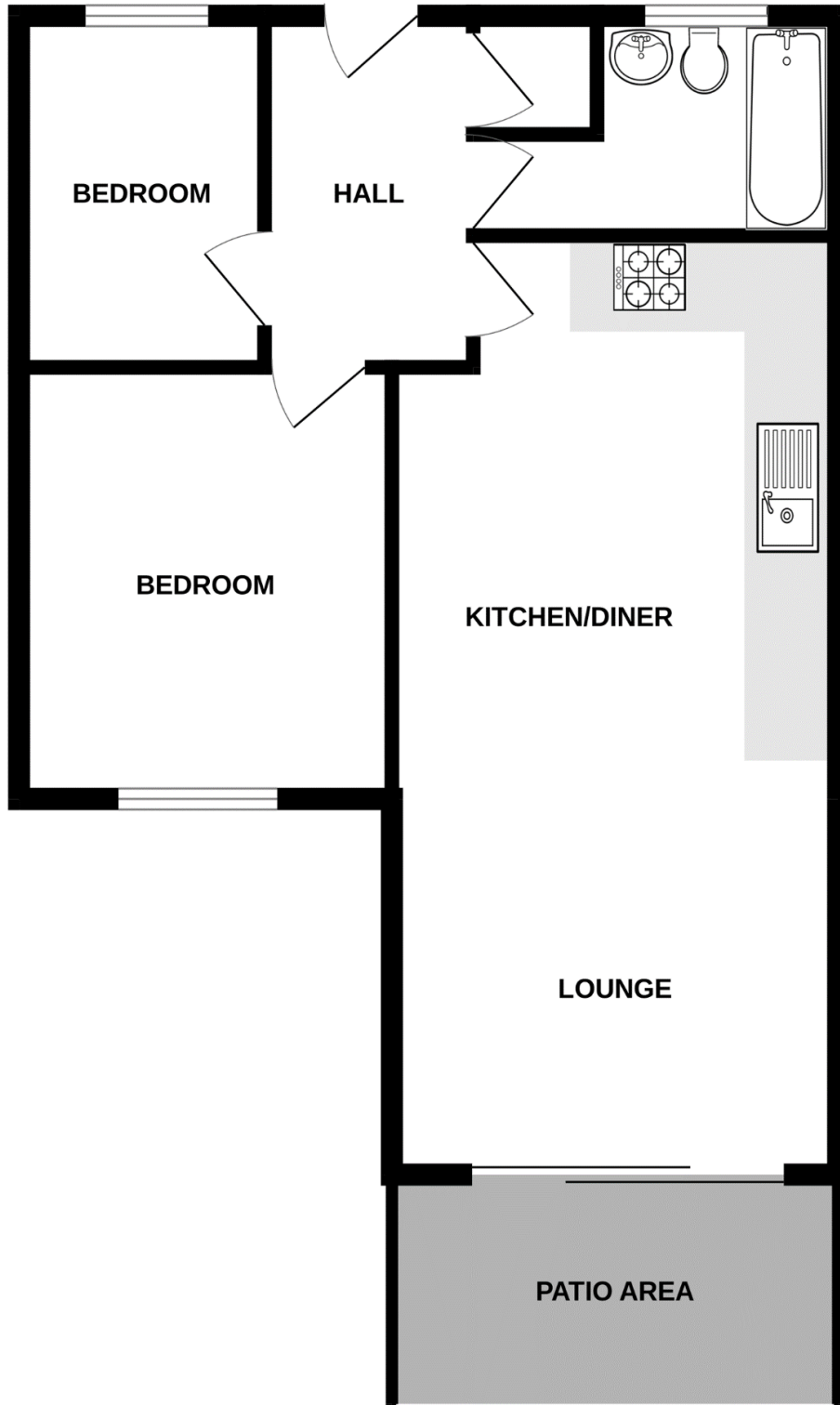


Communal Drying Area



Communal Seating Area

GROUND FLOOR



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

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