



Elizabeth Road

St. Austell

PL25 4RG

£70,000

- CASH BUYERS ONLY DUE TO CONSTRUCTION
 - NO ONWARD CHAIN
 - FIRST FLOOR FLAT WITH GARDEN
- 990 YEAR LEASE GRANTED UPON COMPLETION
 - GREAT INVESTMENT OPPORTUNITY
- CONNECTED TO ALL MAINS SERVICES
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Leasehold

Council Tax Band - A

Floor Area - 473.00 sq ft



Property Description

Smart Millerson Estate Agents are pleased to market this spacious two bedroom first floor apartment situated in St Austell. Due to being of Cornish Unit construction, this property is only available to cash buyers and is being sold with no onward chain.

The apartment would benefit from modernisation and renovation throughout and consists of a bright and airy entrance hallway with doors leading off to the lounge, kitchen, two double bedrooms and a family bathroom. Externally, you will find a rear, laid to lawn garden with a purpose built outhouse sizeable enough to store the lawnmower, outdoor furniture and the all important BBQ. Although the property does not have any specific off street parking there is some on street parking close by.

It is connected to all mains services and falls within Council tax band A. A lease of 990 years will be granted upon completion. Viewings are highly recommended to appreciate all that there is to offer.

Location

The property is located within a short distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and a local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary of Penrice Academy. St Austell offers a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

The Accommodation Comprises

All dimensions are approximate and can be found within the floorplan.

Entrance Hall

Stairs leading up into the property. Double glazed window to the side aspect. Smoke sensor. Storage cupboard. Thermostat. Consumer unit. Electric and gas meter. Radiator. Doors leading to:

Kitchen

Double glazed window to the rear aspect. A range of wall and base fitted units with roll top work surfaces. Sink with drainer. Space and plumbing for freestanding fridge freezer, cooker and washing machine. Two storage cupboards (one of which houses the combination boiler). Radiator. Ample plug sockets. Skirting. Vinyl flooring.

Living Room

Large double glazed window to the front aspect. Radiator. Ample plug sockets. Skirting. Laminate flooring. Door leading into the inner hall.

Inner Hall

Smoke sensor. Dri-master system. Storage cupboard. Doors leading to:

Bedroom One

Double glazed window to the front aspect. Storage cupboard. Radiator. Plug sockets. Skirting. Laminate flooring.

Bedroom Two

Double glazed window to the rear aspect. Storage cupboard. Radiator. Plug sockets. Skirting. Laminate flooring.

Family Bathroom

Double glazed frosted window to the rear aspect. Bath with shower over. Wash basin. WC with push flush. Tiling around water sensitive areas. Vinyl flooring.

Outside

Hardstanding path leading to entrance door. Purpose built outbuilding ideal for storing garden furniture, BBQs and garden equipment. Spacious and enclosed laid to lawn area.

Parking

There is no allocated parking. Parking on street is limited therefore is first come first served.

Lease Details

This property will benefit from a 990-year lease upon completion. There is an annual service charge of £332.16 *subject to annual review from 1st April 2027.

Agents Note

Please note there is a right of way at the rear of the property to enable the ground floor flat to access their garden and outbuilding.

Services

This property is connected to all mains services and falls under Council Tax Band A.

Material Information

Verified Material Information

Council Tax band: A

Tenure: Leasehold

Property type: Flat

Property construction: Cornish Unit - Cash Buyers Only.

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

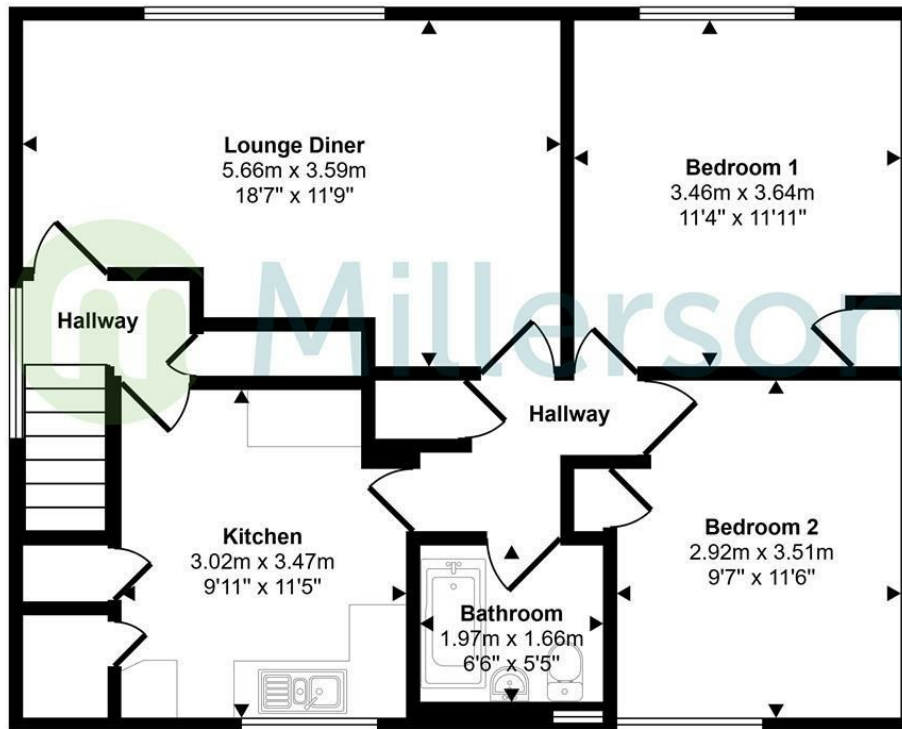


Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good
Parking: On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
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

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Approx Gross Internal Area
68 sq m / 731 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(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	

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

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