MAY WHETTER & GROSE

29 CHISHOLME COURT, ST. AUSTELL, PL25 4UG
PRICE GUIDE £90,000



OFFERED WITH NO ONWARD CHAIN. ENJOYING SOME FAR REACHING COUNTRYSIDE AND VALLEY VIEWS FROM ITS FIRST FLOOR OPEN PLAN LIVING AREA AND BALCONY IS THIS DELIGHTFUL ONE DOUBLE BEDROOM OVER 55S LIFESTYLE LIVING APARTMENT SITUATED IN A WELL KNOWN DEVELOPMENT. A SHORT DISTANCE FROM ST AUSTELL TOWN AND THE A390. OFFERS COMMUNAL GARDENS SURROUNDINGS, LAUNDRY ROOM, COMMUNAL LOUNGE, GUEST SUITE, RESIDENTIAL MANAGER AND PULL CORD EMERGENCY SYSTEM. COMMUNAL PARKING. SEE AGENTS NOTES.

*** EPC - C ***





Directions:



From St Austell head up East Hill to the traffic lights, turning right onto Eastbourne Road. Follow the road along towards Sawles Road. As the road bears around to the right there is a turning on the right into Belmont Road. Take this right hand turning and after approximately 100 yards turn left. The property will be situated on the right hand side of Chisholme Court. Parking is available within the communal areas.

Location:
St Austell town centre is situated within a short walk and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Accommodation:



From the communal car park there is the communal main entrance which offers stairs and lift. There is an additional entrance with staircase to the first floor. The property is located at the end. Front door opens into entrance hall.

Entrance Hall:



Electric night storage heater. Doors to all living accommodation. Access to loft. Single storage cupboard with shelving. Electric fuse box. Further double doors into recess storage and hanging rail.

Main Living Area:
11'3" x 14'4" (3.45m x 4.38m)



Double glazed door with side panels. Pull back vertical blinds opening out onto the balcony from where you can enjoy the wonderful far reaching views. Two further recessed storage cupboards. Arch through to the kitchen.





Kitchen:
8'3" x 4'11" (2.53m x 1.52m)



Finished with a light oak style herring bone effect floor covering. A range of painted wall and base units complimented with roll top speckled work surfaces and tiled splash back. The work surface incorporates a stainless steel sink and drainer. Inset free standing spaces for white good appliances.

Bedroom:
11'5" x 9'0" (3.50m x 2.75m)



Enjoying the wonderful views from a double glazed window. Double doors into built in wardrobe storage and additional door to the side with slated shelving and housing the water cylinder. Electric heater.



Shower Room:
5'10" x 5'10" (1.78m x 1.79m)



Comprising of low level WC, hand basin set in a vanity storage unit and curved glazed doors into shower cubicle. Ceiling mounted extractor fan. Finished with two tone painted walls complimented by a tile effect floor covering. Pull cord electric heater.

Outside:



Set within communal well kept gardens and offering an array of seating areas. The communal lounge is located on the first floor above the site managers office. If you are requiring guests there is a guest suite on the ground floor along with the laundry room. Communal parking.

Broadband and Mobile Coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. https://checker.ofcom.org.uk/en-gb/broadband-coverage / https://www.ofcom.org.uk/mobile-coverage-checker

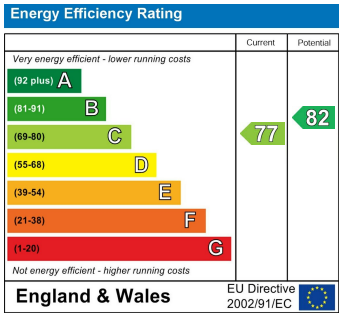
Floor Area:
The floor area measurement is taken from the EPC.

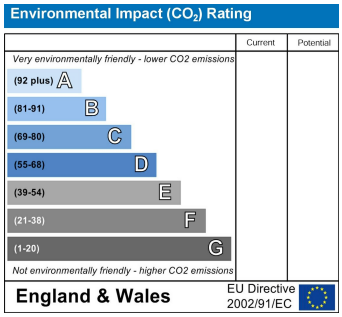
Services:
None of the services, systems or appliances at the property have been tested by the Agents.

Viewing:
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Council Tax Band - A

Agents Note:
Only available to the over 55's and capable of independent living
No Pets allowed
Leasehold Monthly Service Charge currently £197.58.
This property has communal parking and is on a first come first serve basis.







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