MAY WHETTER & GROSE

32 CHISHOLME COURT CHISHOLME CLOSE, ST. AUSTELL, PL25

GUIDE PRICE £95,000



NO CHAIN
LOCATED IN A POPULAR RETIREMENT COMPLEX (AVAILABLE TO THE OVER 55'S) IS THIS FIRST FLOOR, ONE BEDROOM APARTMENT WITH UPDATED CARPETS AND FLOORING AND AN UPDATED SHOWER ROOM. ENJOYING AN OUTLOOK OVER THE COMMUNAL GARDENS AND ENTRANCE. COMMUNAL PARKING. SITUATED WITHIN EASY REACH OF THE TOWN CENTRE, THIS IS A DEVELOPMENT FOR THOSE WHO WISH TO MAINTAIN THEIR INDEPENDENCE, WITH THE COMFORT OF AN EMERGENCY PULL CORD IN EACH ROOM AND AN ON-SITE MANAGER WITHIN WORKING HOURS.

** EPC - AWAITING **





Chisholme Court is a very popular and sought after complex of managed apartments for the 55s and over. Situated close to St Austell town centre the property offers the security of a private complex together with the privacy of self-contained properties within. There is a communal entrance porch leading to communal entrance area with lift to first floor. Also on the ground floor is a laundry room and cloakroom w.c., The complex has a family room which can be booked by visiting relatives on a nightly basis

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. Parking is available within the communal areas.

The Accommodation Comprises
All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

From communal hall, private front entrance door to:

Entrance Hall
8'0" x 3'10" (2.45 x 1.17)



Wall mounted night storage heater, built-in storage cupboards, updated carpeted flooring and emergency pull cords.

Doors to:

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



Velux skylight double glazed window. Updated shower suite with refitted shower cubicle with glass sliding door and updated Mira Sport shower. Updated WC with dual flush and soft close technology, pedestal hand wash basin with central mixer tap set on vanity storage unit, water resistant cladding to walls and updated wood effect vinyl flooring.

From hallway door into:

Bedroom
11'5" x 8'9" (3.50 x 2.67)



Upvc double glazed window to front elevation. Night Storage heater, telephone point, emergency pull cord, built in airing cupboard with hot water cylinder and incorporating slatted shelving. Having a double built in wardrobe cupboard, Updated carpeted flooring.



From hallway door into:

Lounge/Diner:
11'7" x 12'11" (3.54 x 3.94)



Two Upvc double glazed windows to front elevation, night storage heater, television aerial point, telephone point, emergency pull cord, updated carpeted flooring and small built in cupboard.



Archway to:

Kitchen
8'3" x 4'11" (2.53 x 1.51)



Velux skylight double glazed window, a good range of fitted floor, wall and drawers units, worktops and part tiled walls. Having an electric cooker panel point, stainless steel sink unit and extractor hood. With Velux roof light, emergency pull cord and built in shelved cupboard. Updated wood effect vinyl flooring.



Exterior



Chisholme Court has a central communal parking area from which a paved patio area leads to the communal front entrance porch. There are surrounding communal gardens with a number of areas to sit out to enjoy the location.

Agents Note



There is a minimum age restriction of 55 years. There is an currently an annual maintenance charge of £197.58 pcm which covers communal interior and exterior maintenance, buildings insurance and water charges. This property has communal parking and is on a first come first serve basis.

Council Tax Band

The property is currently council tax band A.

Broadband and Mobile Coverage:

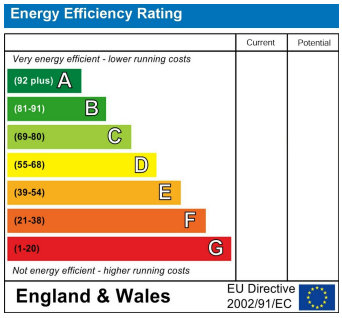
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. https://checker.ofcom.org.uk/en-gb/broadband-coverage / https://www.ofcom.org.uk/mobile-coverage-checker

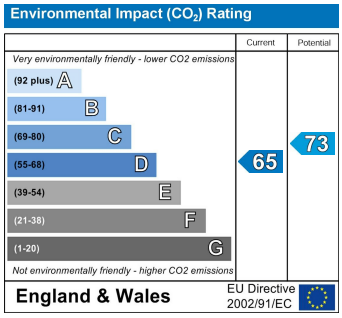
Services:

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

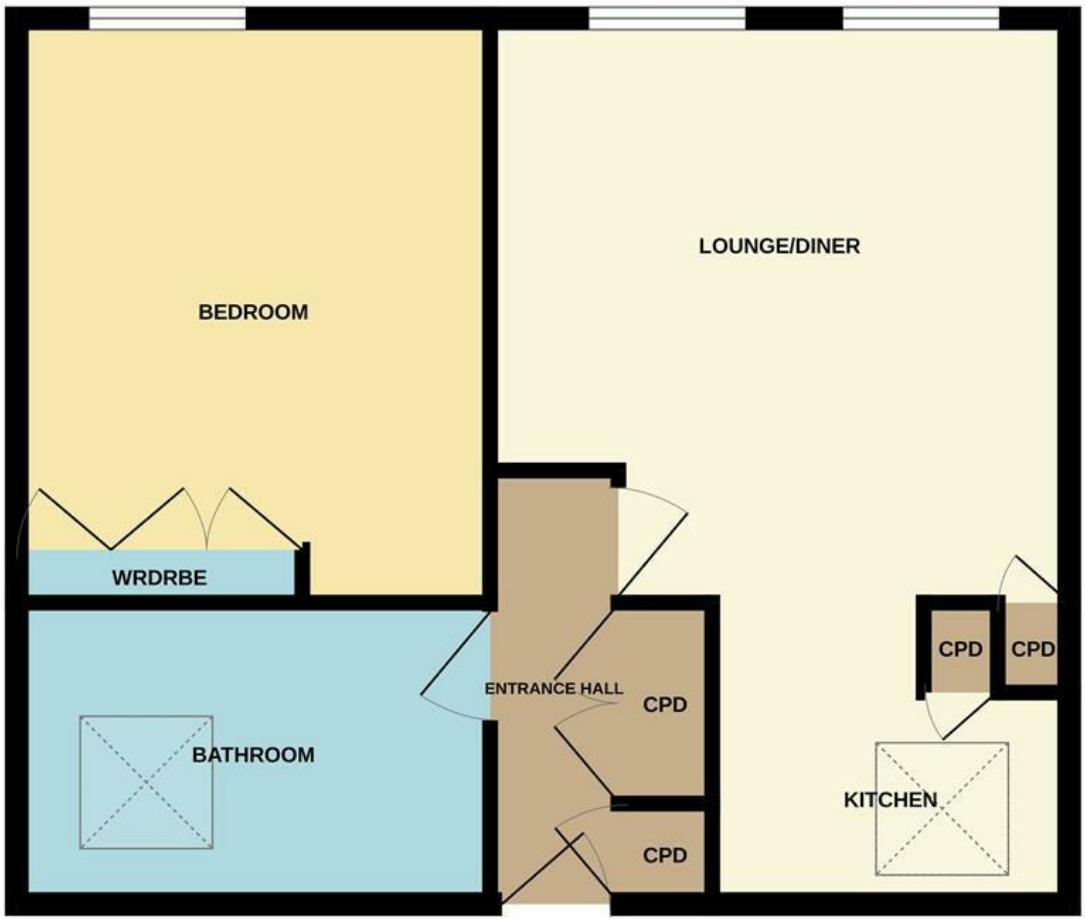
Viewing:

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





GROUND FLOOR



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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.
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