



MAY WHETTER & GROSE

10 POLTAIR COURT, ST. AUSTELL, PL25 4JT
GUIDE PRICE £40,000



A CHAIN FREE GROUND FLOOR STUDIO FLAT, OFFERING ONE BEDROOM AND COMMUNAL GROUNDS. THE LEASEHOLD FLAT BENEFITS FROM UPVC DOUBLE GLAZING AND ELECTRIC HEATING THROUGHOUT AND LOCATED WITHIN CLOSE PROXIMITY OF AMENITIES. THE PROPERTY WOULD BENEFIT FROM UPDATING THROUGHOUT. EPC - E
SEE AGENTS NOTES



Location

St Austell town centre is within easy reach of the property 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 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions

From St Austell Town Centre proceed along Kings Avenue, turning right at the roundabout onto Carlyon Road and then left at the next roundabout onto Poltair Road. Take the second turning on the right into Poltair Avenue. At the end of the road turn left onto Lostwood Road. At the top of the road Poltair Court will be found directly in front of you. Note: The access for number 10 is located to the rear of the building; the communal entrance is not used for this apartment.

Accommodation

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

Accessed via the rear of the building, with Upvc double glazed door with inset glass detailing allowing external access into entrance hall.

Entrance Hall

6'9" x 4'11" - max (2.06 x 1.51 - max)

Opening through to bathroom, opening through to lounge area and opening through to kitchen. Vinyl flooring. Wall mounted electric heater. Part wood clad walls.

Bathroom

9'7" x 4'11" (2.94 x 1.52)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white

bathroom suite comprising low level flush WC, pedestal hand wash basin and panel enclosed bath with wall mounted MIRA electric shower over. Tiled walls to water sensitive areas. Vinyl flooring. Wall mounted electric heater. Wall mounted electric central heating boiler. Extractor fan.



Kitchen

9'8" x 7'4" - max (2.96 x 2.26 - max)



Upvc double glazed window to front elevation overlooking the communal grounds to the rear of the property. Matching wall and base kitchen units, roll top work surfaces, stainless steel sink with matching draining board and mixer tap. Space for additional kitchen appliances. High level mains enclosed fuse box. Opening through to shelved storage area. Wood effect vinyl flooring. Tiled walls to water sensitive areas. Fitted extractor fan.



Bedroom Area

12'5" x 7'3" (3.79 x 2.23)



As previously mentioned shared window with the lounge area. Opening through to useful in-built storage area.

Lounge Area

12'4" x 8'5" (3.77 x 2.57)



Upvc double glazed window to the front elevation, shared with the bedroom area. Opening to useful in-built storage area. Wall mounted electric heater. Television aerial point. BT Openreach telephone point. Opening through to bedroom area.



The property benefits from communal grounds.

Council Tax Band - A

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

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

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

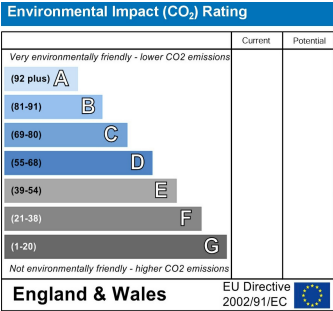
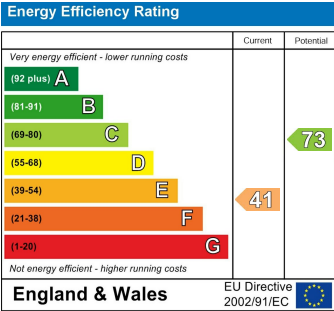
Tel: 01726 73501 Email: sales@maywhetter.co.uk

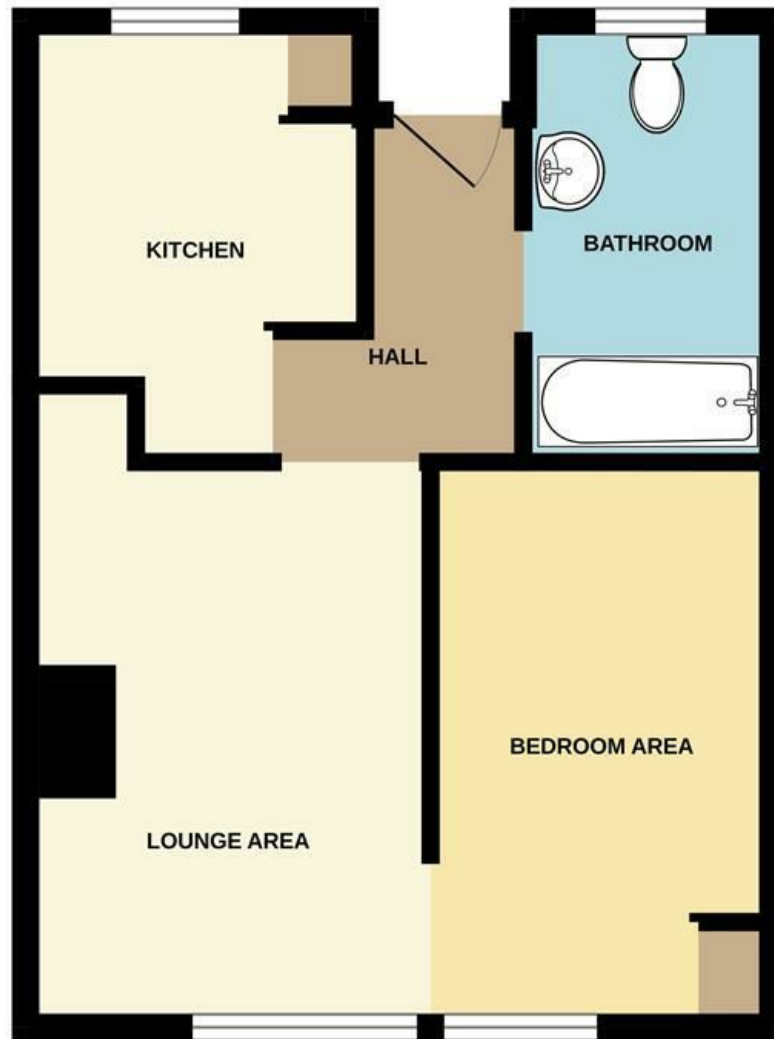
Agents Notes

Leasehold Property.

990 Year lease will commence upon completion.

Service Charge £1,371.36 per annum, subject to annual review.
No allocated off road parking.
Please ask for a copy of the Ocean Housing Preliminary Information sheet.
Pets are considered subject to permission from Ocean Housing





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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Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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