



**Rashleigh Road  
Duporth  
St. Austell  
PL26 6EB**

**Guide Price £440,000**

- FIRST FLOOR APARTMENT
  - OVER 55'S ONLY
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO DOUBLE BEDROOMS
- IMMACULATEDLY PRESENTED THROUGHOUT
- BALCONY WITH SEA VIEWS
- OPEN PLAN KITCHEN/LIVING ROOM
- TWO ALLOCATED PARKING SPACES
  - UNDERFLOOR HEATING
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



# Tenure - Leasehold

## Council Tax Band - D

### Floor Area 1044.10 sq ft



2



2



1



84

#### PROPERTY DESCRIPTION

Smart Millerson are delighted to present this exceptional luxury first-floor apartment, exclusively for the over-55s.

Experience coastal living at its finest in this beautifully designed two-bedroom apartment, offering an outstanding blend of elegance, comfort, and modern convenience. Finished to a high specification throughout, this impressive home provides spacious and contemporary accommodation in a highly sought-after seaside setting.

The property features two generously proportioned double bedrooms, including a master bedroom complete with a stylish en-suite shower room. At the heart of the home is a stunning open-plan living, dining, and kitchen area, creating a bright and welcoming space ideal for both everyday living and entertaining. Large windows flood the room with natural light, while doors open onto a private balcony, the perfect place to relax and enjoy delightful sea views.

The bespoke kitchen has been thoughtfully designed and is fitted with a comprehensive range of integrated appliances, complemented by sleek and premium finishes. A luxurious family bathroom completes the apartment, while ample built-in storage throughout the apartment ensures a practical and clutter-free lifestyle.

Further benefits include underfloor heating, a private balcony with sea views, and two allocated parking spaces, providing both comfort and convenience. The apartment's carefully considered layout maximises space and functionality, making it perfectly suited to modern living.

This outstanding residence offers an enviable combination of luxury, practicality, and coastal charm, making it an ideal choice for those seeking a premium lifestyle within an exclusive over-55s development.

#### LOCATION

Duporth is a sought after coastal hamlet on the south coast of Cornwall, known for its quiet setting and attractive surroundings. Located between the historic harbour village of Charlestown and the market town of St Austell, it offers a convenient yet peaceful place to live. The area has easy access to the South West Coast Path and Duporth Beach, ideal for coastal walks and enjoying the outdoors. Charlestown is close by and offers a good selection of cafes, restaurants and local shops, while St Austell provides a wider range of amenities including supermarkets, leisure facilities and a mainline railway station with direct services to London Paddington. Truro city, is also within easy reach and offers further shopping and cultural attractions With golf courses, sports clubs and wellness facilities nearby, Duporth is well suited to those looking for a relaxed coastal location with good local connections.

#### THE ACCOMMODATION COMPRISES

( All measurements on the floorplan )

#### ENTRANCE HALLWAY

Skimmed ceiling. Spacious built-in storage cupboard providing excellent additional storage. Further built-in utility cupboards with automatic lighting, housing the washing machine and fuse box. Underfloor heating throughout. Karndean flooring. Doors leading to:

#### KITCHEN/LIVING ROOM

Skimmed ceilings and spotlights throughout. Double glazed windows. A range of wall and base mounted soft-close storage cupboards. Eye-level integrated oven and grill and four ring induction hob with extractor hood over. Integrated dishwasher and fridge/freezer additional storage and soft close cupboards. Multiple power sockets. Television point. Skirting. Underfloor heating. Karndean flooring.

#### BEDROOM ONE

Skimmed ceiling. Recessed spotlights. Double glazed doors leading on to the balcony. Carpet. Skirting. Ample plug sockets.TV point. Door leading to :

#### ENSUITE

Skimmed ceiling. Spotlights, Towel rail, Mains-fed shower, WC, Wash basin. Ceramic tile flooring.

#### BEDROOM TWO

Skimmed ceiling. Recessed spotlights. Carpet. Skirting. Ample plug sockets.TV point.

#### BATHROOM

Skimmed Ceiling, spotlights, Towel rail, Bath with mains-fed shower. W.C. Ceramic tile flooring.

#### PARKING

This property benefits from two allocated parking spaces. There is also ample on street parking close-by.

#### SERVICES

The property is connected to mains water, electricity and drainage - additional benefits include under floor heating . It also falls under Council Tax Band D.

#### TENURE

This property is leasehold. There is an annual service charge of £2,535 per annum

Estate Service Charge: £274 per annum

#### MATERIAL INFORMATION

Verified Material Information

#### Costs and tenure

Tenure: Leasehold

Lease length: 993 years remaining (999 years from 2020)

Service charge: £2,450/year

Lease restrictions: Holiday letting not permitted

Council tax band: D

EPC rating: B

#### The building

Detached flat, standard construction

Accessibility adaptations: Lift access

#### Services



Mains electricity  
Mains water  
Mains foul drainage  
Mains surface water drainage  
Heating: Communal heating system  
Heating features: Underfloor heating  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 good, Vodafone good, Three good, EE ok  
Parking: Allocated  
Not in a controlled parking zone  
No disabled parking available

#### Risks and restrictions

Not a listed building  
Not in a conservation area  
No tree preservation order  
Title register restrictions (CL376447):  
- The owner must not block any roads, cycleways, or footpaths within the development area.  
- The property must only be used for residential purposes or associated commercial use.  
- The owner is prohibited from doing anything that may cause a nuisance or annoyance to the owners or occupiers of neighbouring properties.  
- The lease contains rules regarding 'alienation', which is a legal term meaning there are specific requirements or permissions needed if the owner wants to sell, rent out, or transfer the property.

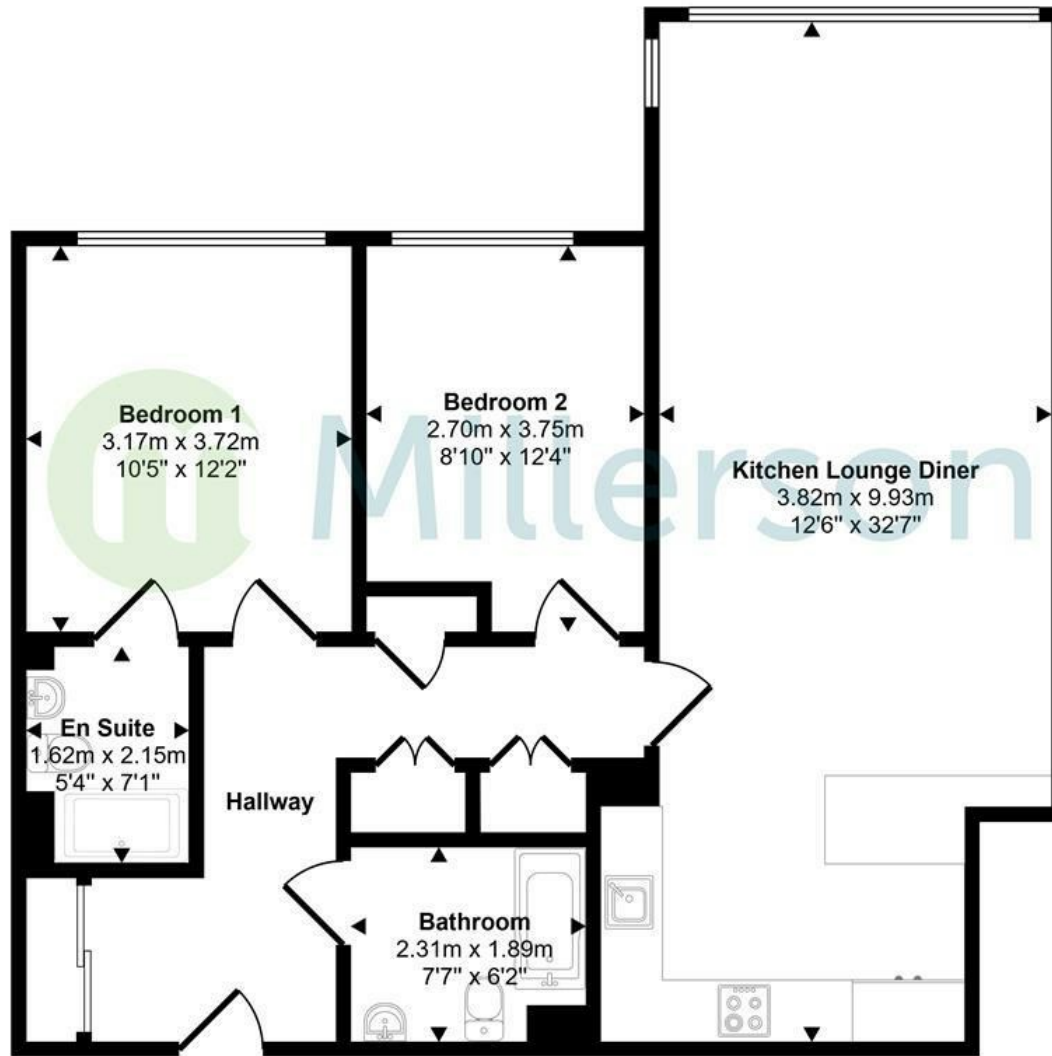
Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Approx Gross Internal Area  
84 sq m / 903 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.

## 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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Material Information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	