MAY WHETTER & GROSE

11 CHISHOLME COURT, ST. AUSTELL, PL25 4UG
GUIDE PRICE £117,500

A FABULOUS OPPORTUNITY TO ACQUIRE A 2 BEDROOM FIRST FLOOR APARTMENT WITH GROUND FLOOR ACCESS (NO STAIRS) SUNNY FACING ASPECT AND BALCONY, ENJOYING FAR REACHING DISTANT COUNTRYSIDE VIEWS, WITHIN THE EVER POPULAR RETIREMENT COMPLEX OF CHISHOLME COURT. WELL PRESENTED THROUGHOUT WITH RE-REFURBISHED SHOWER ROOM, LOUNGE/DINER WITH KITCHEN OFF AND 2 BEDROOMS. THE DEVELOPMENT OFFERS A COMMUNAL LOUNGE AREA, A PART TIME SITE MANAGER, LAUNDRY ROOM AND GUEST SUITE. FOR YOUR PERSONAL PEACE OF MIND THERE IS AN EMERGENCY PULL CORD SYSTEM IN EACH ROOM. OUTSIDE THE APARTMENT IS SET WITHIN COMMUNAL GROUNDS WHICH ARE WELL KEPT, WHERE YOU CAN SIT AND ENJOY THE VARIOUS SEATING AREAS. THERE IS ALSO COMMUNAL PARKING. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE POSITION WITHIN THIS POPULAR DEVELOPMENT. THE PROPERTY IS OFFERED FOR SALE CHAIN FREE. PROBATE HAS BEEN GRANTED.

*** EPC - B ***

Location

St Austell town centre is within walking distance 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 Tesco supermarket. 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 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. Access can be via the main entrance

Accommodation:
All measurements are approximate.

Exterior Hall

Entrance Hall:
10'9" x 8'11" at maximum (3.30m x 2.73m at maximum)

Hard wood door with inset spy hole allows external access. Twin doors allowing access to inbuilt storage area offering slatted storage and hot water tank. Further door allowing access to further storage area offering high level shelf storage and hanging space. Emergency pull cord system. Telephone entry system. Mains fuse box. Electric Night heater. BT fiber Wifi. Further doors to:

Bedroom 2
11'6" x 7'2" at maximum (3.53m x 2.19m at maximum)

Upvc double glazed window to side elevation. Wall mounted electric heater. Telephone point. Twin doors allowing access to inbuilt storage area offering high level shelf storage and hanging space.

Shower Room
6'1" x 5'9" (1.87m x 1.76m)

Refurbished in September 2025. Large shower cubicle with four hand rails and glass doors, Mira shower unit. Low level raised WC, hand wash basin with storage below. Heated towel rail, extractor fan. Part tiled walls. Emergency pull cord.

Bedroom 1
12'1" x 8'11" (3.69m x 2.72m)

Upvc double glazed window to rear elevation offering far reaching distant countryside views over open fields. Wall mounted night storage electric heater. Twin and single doors allowing access to inbuilt storage areas offering shelved and hanging storage space. Telephone point. Emergency pull cord.

Lounge/Diner
15'1" x 10'4" (4.61m x 3.16m)

Upvc double glazed door and Upvc double glazed window to right and left hand sides to rear elvation which allows access onto the south facing balcony with wrought iron enclosure allowing far reaching distant countryside views over open fields in the distance. Upvc double glazed window to side elevation. Wall mounted electric heater. TV aerial point. Door to fitted storage area offering shelved storage options. Emergency pull cord and opening to kitchen. Focal electric fire set with decorative surround.

Kitchen
8'5" x 5'0" (2.57m x 1.53m)

Upvc double glazed window to side elevation. Range of wall and base units. Stainless steel sink with matching draining board. Electric oven with extractor over. Space for fridge/freezer. Built in cupboard. Wall heater.

The further benefits to this property include communal gardens with numerous seating areas and generous parking facilities. A viewing is essential to fully appreciate this chain free retirement property.

Communal Area

Tax Band: Band B

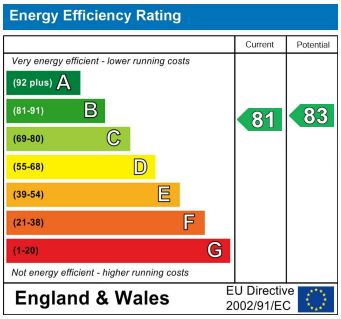
Agents Notes
- Only available to those aged 55 and over, capable of independent living
- Lease 200 years as of 1989
- LiveWest own freehold
- Monthly Service charge of £228
- £60 included within Service Charge for Ground Rent
- Successful applicants will need an informal meeting with the site warden to comply suitability.

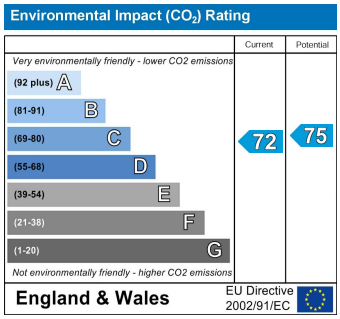
Broadband and Mobile Coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. https://checker.ofcom.org.uk/en-gb/broadband-coverage / https://www.ofcom.org.uk/mobile-coverage-checker

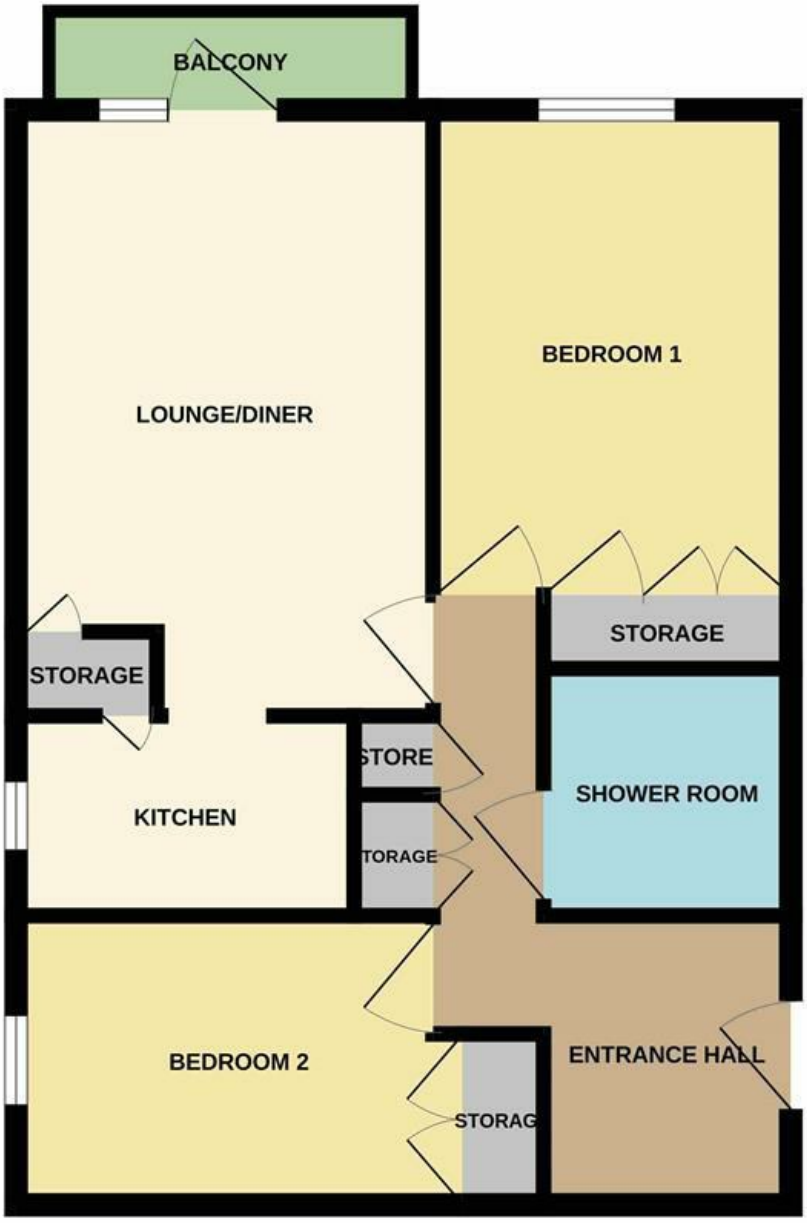
Floor Area:
The floor area measurement is taken from the EPC.

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







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