CHRIS TAYLOR
eXp



£185,000 Leasehold.

- **Perfect low maintenance apartment/holiday let/ buy to let investment.**
- **No ongoing chain**
- **Ground floor, level entry location**
- **Allocated parking space, Communal gardens.**
- **Entrance hall, Lounge/Dining room/Kitchen**
- **Two bedrooms, Master ensuite, Main bathroom**

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Available with no ongoing chain is this apartment which is situated within the highly regarded and sought after location of Pochin House in Carclaze, St Austell. This apartment is on the ground floor for level entry and has an allocated parking space There is also visitor parking and communal gardens to enjoy, where you can take full advantage of the headland and costal views. This apartment is equally suited for main residence or those seeking a successful holiday let, residential let or simply a maintenance free, modern home.

Outside there is electric gated entrance takes you into the well maintained grounds and gardens with a communal car park offering one allocated space and convenient visitor parking spaces. The apartment also benefits from an intercom entry system, allowing the main gates and communal entry door to be opened remotely from the within the apartment.

Communal entrance

From the parking area a communal door leads to the main buildings hallway with entry phone system.

Hallway

Door to bedroom, Door to lounge/dining room/kitchen which in turn leads through to bathroom and main bedroom.

Bedroom - 3.1m x 2.16m (10'2" x 7'1")

Electric wall heater. Large double glazed windows to front.

Lounge/Dining/Kitchen. - 8.31m x 3.2m (27'3" x 10'6")

Lounge area. Light and attractive room via large double glazed windows to rear. Wood effect floor covering.

The kitchen comprises of a range of wall and base units incorporating fitted oven, hob, integrated fridge freezer and dishwasher. Stainless steel sink and drainer with mixer tap set within a light marble effect roll top laminated work surface with splash back. Space for washing machine. Double doors open into airing cupboard. Door main bedroom and bathroom.

Bathroom

Comprising of a white suite with Close coupled WC, Wash hand basin and panelled bath with mixer tap and shower head attachment. Part tiled splash back. Heated electric towel rail. Extractor fan.

Bedroom - 4.75m x 2.62m (15'7" x 8'7")

Spacious main bedroom with electric wall mounted heater. Large double glazed windows to rear. Door into en-suite.

En- Suite - 1.52m x 1.47m (5'0" x 4'10")

Comprising of a Close coupled WC and wash hand basin with vanity storage unit under Sliding door into corner shower cubicle with tiled splash back. Extractor fan, heated electric towel rail.

Outside
The apartment benefits from us of the communal grounds for sitting and enjoying. It also has its own allocated parking space and communal bin/recycling store.

EPC - C

Council Tax - B

TENURE: Leasehold - 999 years from 2004.

Service/Management Charges: £90 per month - includes buildings insurance, ground rent and communal maintenance. This monthly charge goes directly to Pochin House Management Company.Lease end date: 01/01/3003

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.