MAY WHETTER & GROSE

2 CHISHOLME COURT, ST AUSTELL, CORNWALL PL25 4UG
GUIDE PRICE £90,000



A LOVELY PRESENTED CHAIN FREE LEASEHOLD ONE BEDROOM GROUND FLOOR APARTMENT, AVAILABLE TO THOSE AGED 55 AND OVER AND CAPABLE OF INDEPENDENT LIVING. THE WELL PRESENTED APARTMENT OFFERS DELIGHTFUL AND WELL MAINTAINED COMMUNAL GROUNDS, THIS LEASEHOLD APARTMENT IS WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE. ELECTRIC HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. COMMUNAL PARKING. AN EARLY VIEWING IS ESSENTIAL TO APPRECIATE THE LEVEL OF FINISH ACHIEVED. EPC - B
SEE AGENTS NOTES





St Austell town centre is within walking distance of the property and offers a 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. As you enter the building, turn left and follow the corridor around to the left. Number 2 will be situated towards the end on the left hand side.

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

Accessed via the communal entrance and situated on the ground floor. To the front a hard wood front door provides access into the apartment with inset spyhole.

Entrance Hall:
7'10" .x 4'0" (2.41 .x 1.24)



Doors through to shower room, double bedroom and lounge. Twin doors open to provide access to a useful in-built storage cupboard. To the left hand side a single door opens to provide access to another useful in-built cupboard, the mains fuse box is located in this cupboard. Carpeted flooring. Wall mounted electric night storage heater. Emergency Pull Cord Assistance System.

Shower Room
5'10" x 5'8" (1.79 x 1.74)



Low level flush WC with dual flush technology. Circular hand wash basin set on vanity storage unit. Fitted shower enclosure with sliding glass shower doors and wall mounted electric shower. Wood effect vinyl flooring. Fitted extractor fan. Part tiled walls. Part water resistant cladding to side wall. Wall mounted electric heater.

Bedroom
11'6" x 9'1" (3.52 x 2.77)



Upvc double glazed window to front elevation. Carpeted flooring. Wall mounted electric night storage heater. Twin doors open to provide access to a useful in-built wardrobe, to the left hand side there is an additional door that opens to provide access to the airing cupboard housing the hot water tank.

Lounge
14'4" x 11'3" (4.39 x 3.43)



Two Upvc double glazed windows to front elevation providing a great deal of natural light. Updated carpeted flooring. Opening through to kitchen. Wall mounted electric night storage heater. Television aerial point. Telephone point. Focal feature wood cladding. Open storage recess.

Kitchen
8'2" x 5'0" (2.51 x 1.53)



A well appointed kitchen with matching wall and base kitchen units, roll top worksurfaces, stainless steel sink with matching draining board. Space for additional kitchen appliances with fitted extractor hood over cooker recess. Part tiled walls. Wood effect vinyl flooring. Door opens to provide access to a useful in-built storage cupboard. Focal wall mounted mirror.

Outside



The development offers ample parking on a first come first served basis. There are delightful communal grounds which are maintained (cost covered in the service charge).

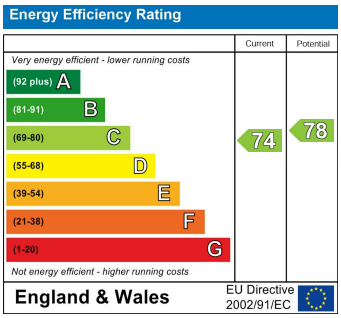
Broadband and Mobile Coverage
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

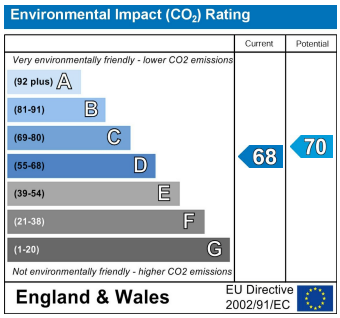
Council Tax Band - A

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

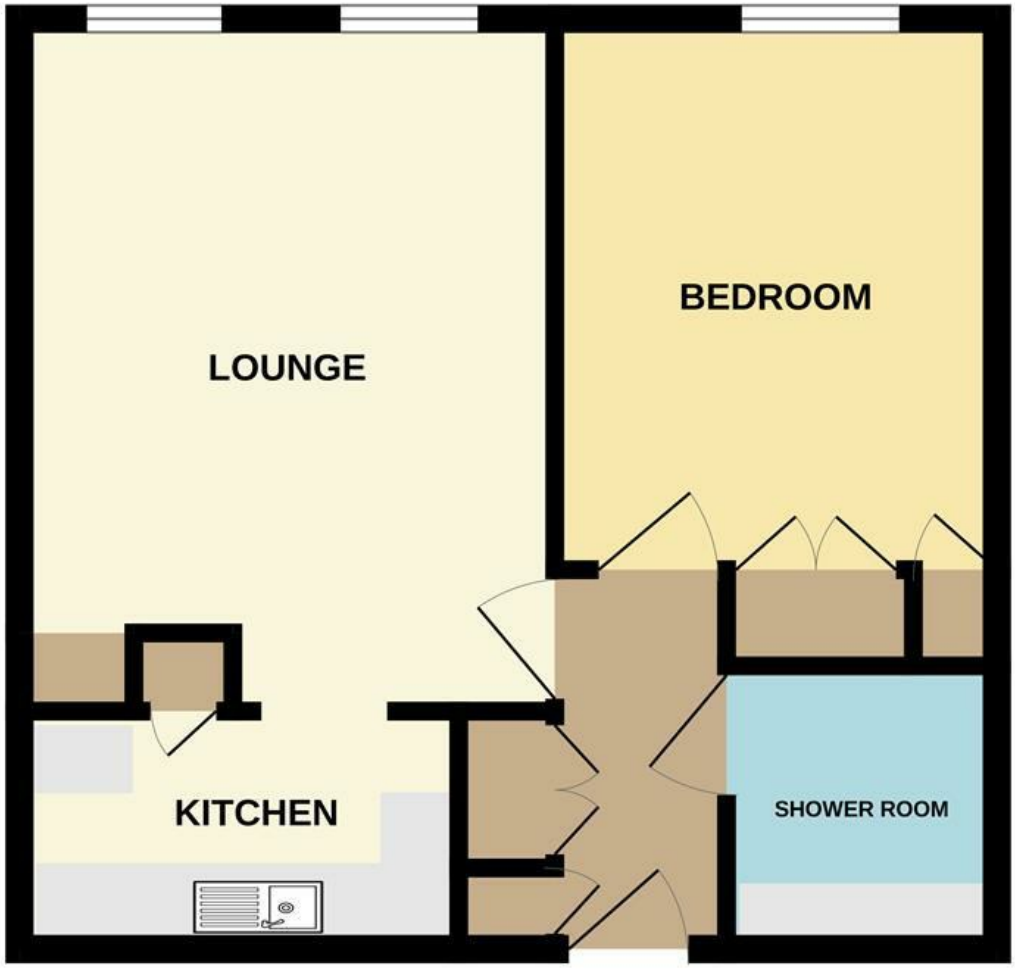
Viewings
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes
Leasehold Property.
200 year lease - 163 years remaining commenced 1989
Service Charge £197.58 per month for 1 bed properties
Ground Rent £9.74 per month
Over 55's and capable of independent living
NO PETS
Property cannot be holiday let.
Communal residents and visitor parking which is on a first come first serve basis.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
74
78
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
68
70
England & Wales
EU Directive 2002/91/EC

GROUND FLOOR



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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