

Nya Court

St Austell

PL25 5GH

Guide Price £120,000

- PERFECT FIRST HOME
- WITHIN WALKING TO LOCAL AMENITIES
- ALLOCATED PARKING SPACE
 - DOUBLE BEDROOM
- CONNECTED TO ALL MAINS SERVICES
 - CONVERTED IN 2023
 - SECURE ENTRY SYSTEM
 - COUNCIL TAX BAND A
 - FINISHED TO A HIGH SPECIFICATION
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Leasehold

Council Tax Band - A

Floor Area - 538.19 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are delighted to present this immaculately maintained, ground-floor one-bedroom apartment, perfectly positioned in the heart of St Austell Town Centre. Offering convenient access to local amenities, schools, and transport links, this property is ideal for first-time buyers looking to get on the property ladder.

Inside, you'll find a bright and airy entrance hallway leading to a spacious open-plan living, dining, and kitchen area — an inviting space perfect for relaxing or entertaining after a busy day. The apartment also includes a comfortable double bedroom and a modern, well-appointed bathroom.

Externally, the property benefits from an allocated parking space within a secure car park, providing peace of mind and convenience. This property is connected to mains water, electricity and drainage. It also falls within Council Tax Band A. Viewings are highly recommended to appreciate all this home has to offer.

LOCATION

The property is located within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including *The Eagle Has Landed*, *Mansfield Park* and *Poldark*, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

THE ACCOMMODATION COMPRISES

All dimensions are approximate.

ENTRANCE HALLWAY

Skimmed ceiling. Recessed spotlights. Smoke alarm. Thermostat. Inter-com system. Radiator. Skirting. Vinyl flooring.

OPEN-PLAN AREA

20'2" x 10'9" (6.17m x 3.29m)

Kitchen - Skimmed ceiling. Recessed spotlights. Sprinkler system. A range of wall and base fitted soft close storage cupboards and drawers. Splash back tiling. Integrated electric oven with four ring hob and extractor hood over. Integrated fridge, freezer and dishwasher. Stainless steel sink basin with mixer tap.

Lounge: Double glazed window to the front aspect. Radiator. Multiple plug sockets. Television point. Skirting. Vinyl flooring.

BEDROOM

12'6" x 11'1" (3.82m x 3.38m)

Skimmed ceiling. Recessed spotlights. Double glazed window to the front aspect. Built-in storage cupboard, housing the electric combination boiler and consumer unit. Radiator. Multiple plug sockets. Skirting. Vinyl flooring.

BATHROOM

6'11" x 6'1" (2.12m x 1.87m)

Skimmed ceiling. Recessed spotlights. Extractor fan. Mains fed waterfall shower over the bath. Ceramic splash-back tiling. Washing basin with mixer tap and additional storage. W.C. With push to flush. Heated towel rail. Tiled flooring.

PARKING

This property benefits has an allocated parking space. On-street & permit parking can be found close by.

TENURE

This property was granted at 125 year lease in 2023.

SERVICES

This property is connected to mains water, electricity and drainage. It also falls within Council Tax Band A.

MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Tenure: Leasehold

Lease length: 125 years remaining (123 years from 2023)

Service charge: £722.2 pa

Property type: Flat

Property construction: Standard undefined construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electricity-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Great, EE - Great

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No



Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Ramped access, Wide doorways, and Lift access
Coal mining area: No
Non-coal mining area: Yes
Loft access: No
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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.





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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	53	53	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

