Landrew Road
St. Austell
PL25 3UQ

Asking Price £90,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- LAID TO LAWN REAR, SIZEABLE GARDEN
- AMPLE ON STREET PARKING
- TWO PURPOSE BUILT OUTHOUSES FOR STORAGE
- CONNECTED TO ALL MAINS SERVICES
- RENOVATION AND MODERNISATION REQUIRED THROUGHOUT
- 990 YEAR LEASE FROM 2024
- COUNCIL TAX BAND A
- WALKING DISTANCE TO SCHOOLS AND SHOPS

Millerson
millerson.com

Tenure - Leasehold

Council Tax Band - A

Floor Area - 699.65 sq ft

2

1

1

C75

Property Description

Millerson Estate Agents are delighted to bring this two double bedroom first floor apartment, situated in Landrew Road, to the market. The accommodation briefly comprises of two double bedrooms, spacious lounge, kitchen/diner and bathroom. The apartment is in need of renovation and modernisation throughout however is being sold with no onward chain. In addition to the internal space the property benefits from an expansive laid to lawn, rear garden which also offers two outbuildings measuring 2.29m x 1.89m and 1.88m x 0.81m- ideal for storing the BBQ, outdoor furniture and lawnmower. There is also a small area of lawn to the side aspect. Although the property does not come with any specific parking however there is currently ample, unrestricted, on street parking close by. The tenure of the apartment is leasehold with 990 years from 2024. The property is connected to all mains services and is heated via mains gas radiators throughout. Viewings are highly recommended to appreciate all that there is to offer.

Location

Landrew Road is close by to local amenities, supermarkets and schools, with the historic village of Charlestown, most known for being used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, only a short drive away. St Austell, itself, has a mainline railway station providing direct access to London Paddington and Penzance. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world-famous Eden Project. Truro City Centre is approximately sixteen miles away and provides a wide range of shopping facilities and restaurants.

The Accommodation Comprises

(All dimensions are approximate)

Entrance Porch

UPVC double glazed door leading in and up to the:

Landing

Loft access. Smoke sensor. Positive ventilation system. Radiator. Ample power sockets. Vinyl flooring. Skirting. Doors leading to:

Kitchen

13'6" x 8'8" (4.14m x 2.65m)

Double glazed window to the rear aspect. Smoke sensor. Extractor fan. A range of wall and base fitted units with roll edge worksurfaces, tiled splash backs and stainless steel sink with drainer and mixer tap. BAXI combination boiler housed. Space and plumbing for washing machine, fridge/freezer and freestanding oven/hob/grill. Multiple built in storage cupboards. Radiator. Ample power sockets. Vinyl flooring. Skirting.

Lounge

14'4" x 10'11" (4.39m x 3.35m)

Double glazed window to the front aspect. Coving. Ample power sockets. Broadband/Phone connection point. Radiator. Carpeted flooring. Skirting.

Bedroom One

14'0" x 8'11" (4.28m x 2.74m)

Double glazed window to the front aspect. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Built in wardrobe measuring - 1.25m x 1.05m and then a further built in wardrobe measuring 1.11m x 0.43m.

Bedroom Two

12'0" x 8'7" (3.66m x 2.62m)

Double glazed windows to the rear and side aspects. Coving. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Bathroom

6'5" x 5'5" (1.98m x 1.67m)

Double glazed frosted window to the rear aspect. Partially tiled. Extractor fan. Wall mounted vanity cupboard. Bath with shower over. Wash basin. W/C with push flush. Vinyl flooring. Skirting.

Garden

To the rear there is a spacious, laid to lawn garden which also offers two outbuildings measuring 2.29m x 1.89m and 1.88m x 0.81m- ideal for storing the BBQ, outdoor furniture and lawnmower. In addition there is a small lawned area to the side aspect.

Parking

There is no allocated parking but currently ample, unrestricted, on street parking near by.

Tenure

This flat is leasehold and there will be a 990 year lease granted from 2024 with an annual service charge of £126.77 which includes grounds maintenance, management fees and insurance. The management agent is Ocean Housing .*The service charge is subject to annual review.

Services

The property is connected to mains gas, electricity, water and drainage and is heated via radiators throughout. The property falls within Council Tax Band A.

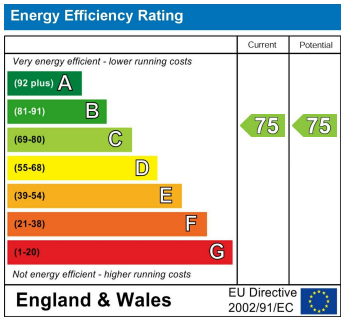
Directions

From Aldi, St.Austell, ascend Slades Road. At the traffic lights crossroads take the right hand turn onto Carclaze road. At the mini-roundabout, turn right and descend down Phernyssick Road continue over the roundabout. Shortly after passing the turning for Roslyn Close on your right there will be an entrance in to Landrew Road - please note this is a one way road. Once entering the street the property will be located on your right hand side and can be identified by a round 'For Sale' Millerson board. One of the Millerson team will be there to meet you.

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

Copyright V360 Ltd 2024 | www.houseviz.com



Directions To Property

From Aldi, St.Austell, ascend Slades Road. At the traffic lights crossroads take the right hand turn onto Carclaze road. At the mini-roundabout, turn right and descend down Phernyssick Road continue over the roundabout. Shortly after passing the turning for Roslyn Close on your right there will be an entrance in to Landrew Road - please note this is a one way road. Once entering the street the property will be located on your right hand side and can be identified by a round 'For Sale' Millerson board. One of the Millerson team will be there to meet you.

Millerson Estate Agents
5-6 Market Street
St Austell
Cornwall
PL25 4BB
E: st.austell@millerson.com
T: 01726 72289
www.millerson.com

Valuation Request

Millerson
millerson.com