

# Elizabeth Road

## St. Austell

**PL25 4RG**  
**Guide Price £80,000**

- CASH BUYERS ONLY DUE TO CORNISH UNIT CONSTRUCTION
  - EXPANSIVE KITCHEN
  - TWO DOUBLE BEDROOMS
- ENCLOSED FRONT AND REAR GARDENS
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- EXPECTED RENTAL INCOME OF £750PCM
  - RENTAL YIELD OF 11.3%
- DOUBLE GLAZED THROUGHOUT
- LEASE LENGTH OF 125 YEARS GRANTED IN 1989
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Leasehold

Council Tax Band - A

Floor Area 660.00 sq ft



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#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to bring to the market this deceptively spacious two-bedroom ground floor apartment, offering an excellent opportunity for both seasoned investors and those looking to take their first step onto the property ladder. Ideally positioned within easy walking distance of a variety of local amenities and transport links, the property combines well-proportioned accommodation with generous outside space and strong rental potential.

The property is particularly well suited to those looking to add a worthwhile investment to their rental portfolio, with an expected rental income of approximately £750 per calendar month. This equates to an attractive rental yield of around 11.3%, making the apartment an appealing proposition in the current rental market. Due to the property's Cornish unit construction, it is available to cash buyers only.

On entering the property, you are welcomed by a bright and airy entrance hallway, which provides access to the principal rooms and creates a pleasant sense of space. The accommodation centres around a particularly spacious lounge, offering ample room for comfortable seating and a variety of furniture configurations. Natural light helps to create a welcoming and versatile living environment, making this a practical space for everyday living or for prospective tenants.

There are two well-proportioned double bedrooms, both offering generous space for bedroom furniture and additional storage. The accommodation is completed by a well-equipped kitchen, providing a practical range of units and workspace, together with a bathroom serving the property.

One of the property's notable features is the generous outside space. To both the front and rear are sizeable gardens which have been predominantly laid to lawn, providing excellent potential for those wishing to make the most of the outdoor areas. Whether used as a place to relax, entertain or simply enjoy some private outside space, the gardens are a valuable addition to the property and offer considerably more outdoor space than might typically be expected from an apartment. There is also an abundance of on-street parking available nearby, providing convenient parking options for residents and visitors alike.

The property is connected to mains water, electricity and drainage and falls within Council Tax Band A. The apartment is held on a 125-year lease which was granted in 1989.

#### LOCATION

The property is located within a short distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and a local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary of Penrice Academy. St Austell offers 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 and can be found within the floorplan.

#### ENTRANCE HALLWAY

uPVC frosted double-glazed door. Smoke alarm. Built-in storage cupboard housing the hot water cylinder. Multiple plug sockets. Skirting. Laminate and carpeted flooring. Doors leading into:

#### LOUNGE

Coving. Double-glazed window to the front aspect. Fireplace. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM ONE

Double-glazed window to the front aspect. Built-in storage cupboard. Built-in wardrobe space. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM TWO

Double-glazed window to the rear aspect. Built-in storage cupboard. Multiple plug sockets. Skirting. Carpeted flooring.

#### KITCHEN

Consumer unit. Double-glazed window to the rear aspect. An abundance of base-fitted storage cupboards and drawers. Splashback tiling. Stainless steel wash basin with drainer. Space for an electric oven, fridge, freezer and washing machine. Multiple plug sockets. Vinyl flooring. Door leading into the rear garden.

#### BATHROOM

Extractor fan. Frosted double-glazed window to the rear aspect. Splashback tiling. Electric shower over the bath. Wash basin. W.C. Tiled flooring.

#### EXTERNALLY

#### GARDEN

One of the property's notable features is the generous outside space. To both the front and rear are sizeable gardens which have been predominantly laid to lawn, providing excellent potential for those wishing to make the most of the outdoor areas. Whether used as a place to relax, entertain or simply enjoy some private outside space, the gardens are a valuable addition to the property and offer considerably more outdoor space than might typically be expected from an apartment.

#### PARKING

There is also an abundance of on-street parking available nearby, providing convenient parking options for residents and visitors alike.

#### SERVICES

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

#### TENURE

The apartment is held on a 125-year lease which was granted in 1989.

#### AGENTS NOTE

An EPC has been ordered and will be uploaded to the advert upon its receipt.

#### MATERIAL INFORMATION

# Verified Material Information



## ## Costs and tenure

Tenure: Leasehold

Lease length: 88 years remaining (125 years from 1989)

Ground rent: £10/year

Service charge: £214/year

Council tax band: A

EPC rating: E

## ## The building

Semi-detached flat, non-standard construction (Cornish unit)

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

## ## Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: None

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three great, EE good

Parking: None

Not in a controlled parking zone

No disabled parking available

## ## Risks and restrictions

Not a listed building

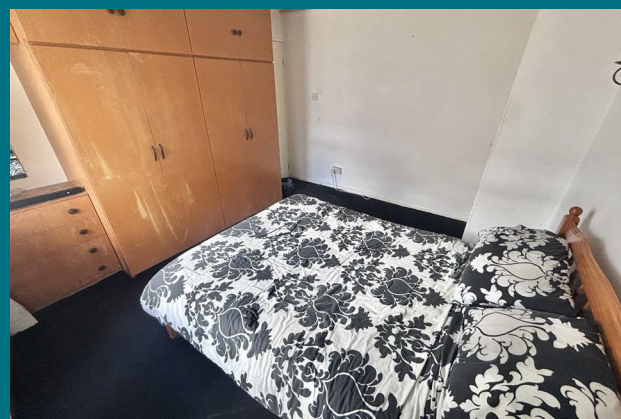
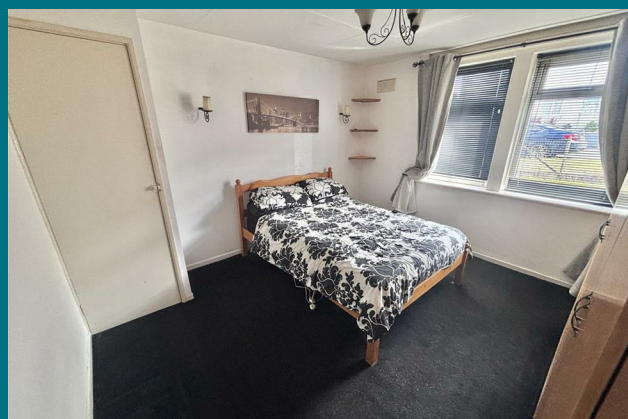
Not in a conservation area

No tree preservation order

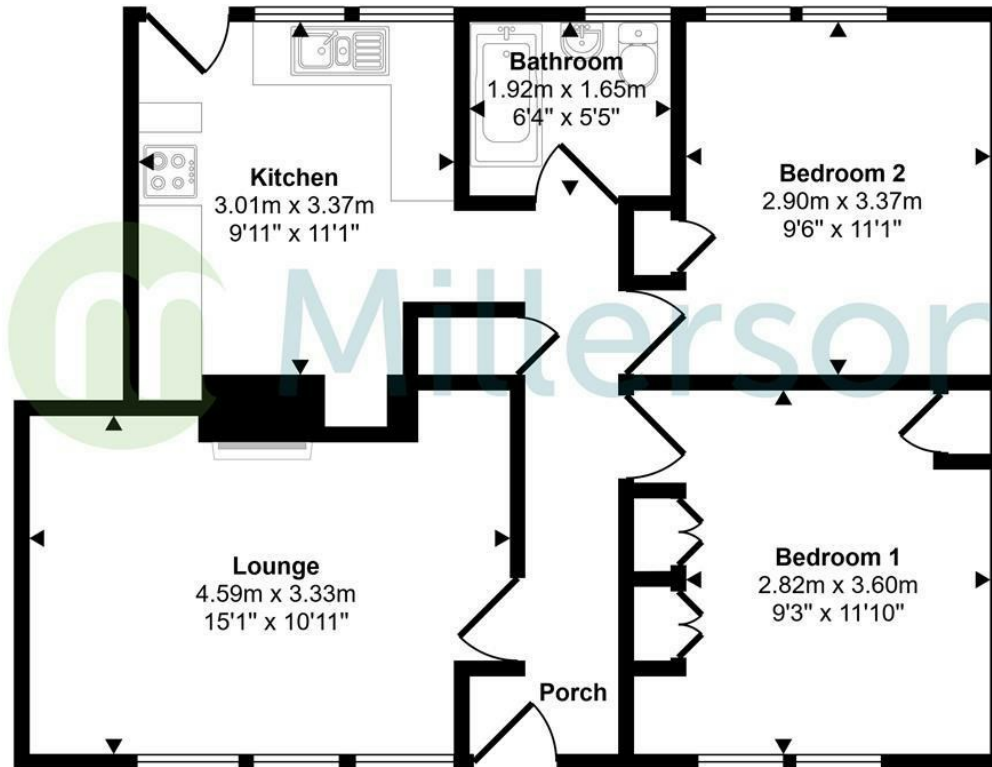
Non-coal mining area: yes

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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.



Approx Gross Internal Area  
61 sq m / 660 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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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Material Information



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me!

| 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 |         |           |
|                                             |         | 72        |
|                                             | 28      |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |