Chapel Field

St. Austell

PL25 3ES

Guide Price £50,000

- NO ONWARD CHAIN
- IDEAL INVESTMENT OPPORTUNITY
- EXPECTED EARNING OF £675PCM
- 15% YIELD
- COSMETIC MODERNISATION REQUIRED
- DOUBLE GLAZING THROUGHOUT
- 990 YEAR LEASE FROM THE POINT OF SALE
- CLOSE BY TO LOCAL AMENITES
- COUNCIL TAX BAND A
- SCAN QR CODE FOR MATERIAL INFORMATION

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Tenure - Leasehold

Council Tax Band - A

Floor Area - 516.66 sq ft

PROPERTY DESCRIPTION
ATTENTION INVESTOR BUYERS Millerson Estate Agents are thrilled to present this one-bedroom, first floor flat to the market. In need of cosmetic modernisation throughout, this property would be ideal for those looking for an investment with expected earnings of approximately £675pcm or for those looking to take their first steps onto the property ladder. In brief, the accommodation comprises of a entrance hallway with a large storage cupboard doors leading into an expansive lounge, kitchen, double bedroom and bathroom. The property is connected to mains electricity, water, and drainage. The property also falls under Council Tax Band A. Viewings are highly recommended to appreciate all this property has to offer.

LOCATION
The property is situated in a prime location for access to both Bethel, Holmbush and Sandy Hill. It is within walking distance of schools, supermarkets, public houses, convenience stores and Bethel Methodist church. The doctors surgery and pharmacist is also within easy access of the property. Further afield St Austell town centre is situated approximately 1 mile away and offers a wider range of shopping, coffee shops, restaurants and local leisure centre. 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 breath-taking Lost Gardens of Heligan and of course the world famous Eden Project

THE ACCOMIDATION COMPRISES
(All dimensions are approximate)

ENTRANCE HALLWAY
UPVC door. Storage cupboard housing the consumer unit .Skirting. Stairs leading to:

FIRST FLOOR LANDING
Smoke Sensor. Loft Access. Skirting. Large storage cupboard.

LOUNGE
Double glazed windows to the rear aspect. Cupboard housing hot water tank. Television point. Multiple plug sockets. Skirting.

KITCHEN
A range of wall and base fitted storage cupboards and drawers. Stainless steel sink basin with additional drainage board. Space for an electric oven and washing machine/dishwasher. Double glazed window to front aspect. Multiple plug sockets. Skirting.

BEDROOM
Double glazed window to rear aspect Multiple plug sockets. Skirting.

BATHROOM
Extractor fan. Frosted Double glazed window. Splash- back tiling. Bath. Wah basin. W.C. Skirting.

PARKING
There is no allocated parking for this property, but on street parking is available close by,

SERVICES
The property is connected to mains electricity, water and drainage. There does not appear to be any current heating within the property however there is the previous hot air heating control unit still present. The property falls within Council Tax Band A.

TENURE
This property will be granted a 990 year lease from the point of sale.

MATERIAL INFORMATION
Verified Material Information

Council Tax band: A
Tenure: Leasehold
Lease length: 990 years remaining (990 years from 2025)
Service charge: £330.24 pa
Property type: Flat
Property construction: Standard construction
Energy Performance rating: C
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: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good
Parking: None
Building safety issues: No
Restrictions - Listed Building: ENGLAND
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: None

Coal mining area: No
Non-coal mining area: Yes

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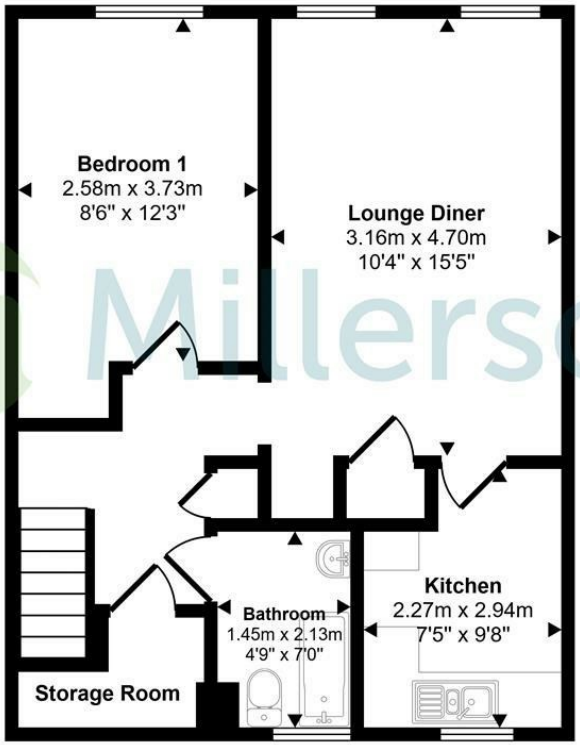
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Approx Gross Internal Area
46 sq m / 498 sq ft



First Floor

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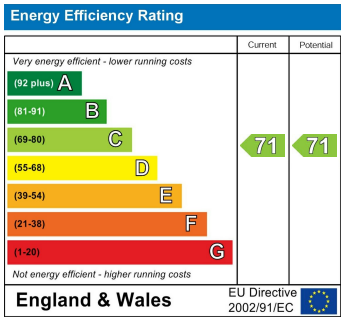
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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