

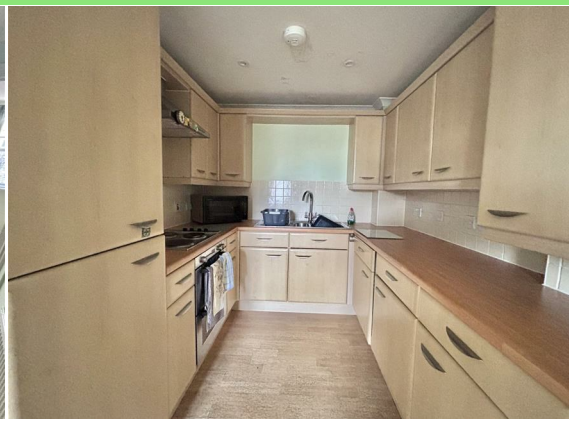
Carlyon Road

St. Austell

PL25 4RD

Guide Price £110,000

- NO ONWARD CHAIN
- OFF ROAD PARKING AVAILABLE
  - TWO DOUBLE BEDROOMS
  - 199 YEAR LEASE GRANTED IN 2004
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
  - PERFECT FIRST HOME
  - CONNECTED TO ALL MAINS SERVICES
  - SPACIOUS LOUNGE/DINER
- DOUBLE GLAZED THROUGHOUT
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Leasehold

Council Tax Band - A

Floor Area - 699.65 sq ft



#### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to bring to the market this deceptively spacious two-bedroom apartment, offering a perfect blend of modern living and everyday convenience. Situated in a highly sought-after residential area, this superb apartment enjoys a prime location within easy walking distance of local amenities, transport links, schools, and leisure facilities, making it an ideal choice for first-time buyers, professional couples, or savvy investors looking to secure a quality property with excellent rental potential.

Internally, the apartment is bright, welcoming, and thoughtfully laid out. The entrance hallway is wide and airy, creating a warm first impression and providing access to all principal rooms. The spacious lounge/diner is flooded with natural light and offers ample room for both relaxing and entertaining, with defined areas for comfortable seating and dining. The well-appointed kitchen is functional and stylish, featuring plenty of storage and worktop space.

Both bedrooms are generous doubles, offering flexible accommodation to suit a range of lifestyles, whether you're working from home, hosting guests, or simply looking for extra space to unwind. The expansive shower room is contemporary in design and finished to a high standard.

Externally, the property benefits from an allocated parking space, ensuring convenience and peace of mind. Additional highlights include a long lease of 199 years from 2004, an annual service charge of £1,503.94 (which includes a nominal ground rent of £1), and full connectivity to mains water, gas, electricity, and drainage. The property also falls under the favourable 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. Coving. Recessed spotlights. Smoke alarm. Two built-in storage cupboards, one of which houses the consumer unit. Thermostat. Intercom telephone. Radiator. Telephone point. Multiple plug sockets. Skirting. Carpeted flooring.

#### LOUNGE/DINER

Skimmed ceiling. Coving. Recessed spotlights. Two double-glazed sash windows to the rear aspect. Carbon monoxide alarm. Fireplace. Two radiators. Television point. Telephone point. Multiple plug sockets. Skirting. Carpeted flooring.

#### KITCHEN

Skimmed ceiling. Coving. Recessed spotlights. Smoke alarm. A range of wall and base-fitted storage cupboards and drawers. Vaillant boiler. Splashback tiling. Stainless steel wash basin with drainage board. Integrated electric oven with four-ring hob and extractor hood over. Integrated fridge, freezer, and washer dryer. Multiple plug sockets. Vinyl flooring.

#### BEDROOM ONE

Skimmed ceiling. Coving. Recessed spotlights. Double-glazed window to the front aspect. Full-length wardrobe space with sliding doors. Radiator. Television point. Telephone point. Multiple plug sockets. Skirting. Carpeted flooring.

#### BATHROOM

Skimmed ceiling. Coving. Recessed spotlights. Extractor fan. Built-in storage cupboard. Splashback tiling. Electric shower over the bath. Wash basin. Radiator. W.C. Skirting. Vinyl flooring.

#### BEDROOM TWO

Skimmed ceiling. Coving. Recessed spotlights. Double-glazed sash window to the front aspect. Radiator. Television point. Telephone point. Multiple plug sockets. Skirting. Carpeted flooring.

#### EXTERNALLY

#### PARKING

This property has an allocated parking space, with plenty of on-street parking available nearby.

#### SERVICES

The property is connected to mains water, gas, electricity, and drainage. The property also falls under the favourable Council Tax Band A.

#### TENURE

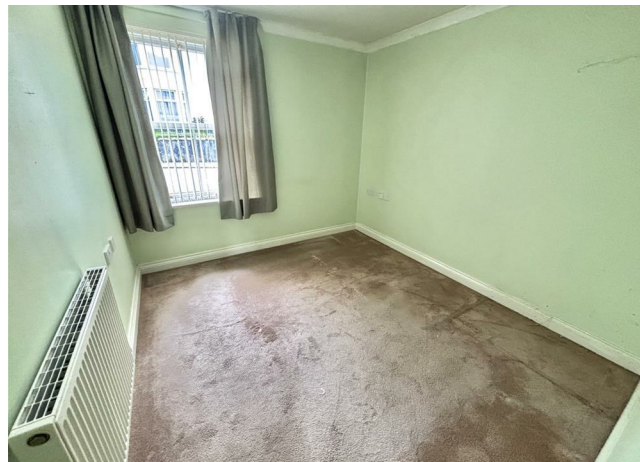
The property is subject to a 199-year lease granted in 2004, with an annual service charge of £1,503.94 (which includes a nominal ground rent of £1). This charge is payable to Belmont Property Management.

#### MATERIAL INFORMATION

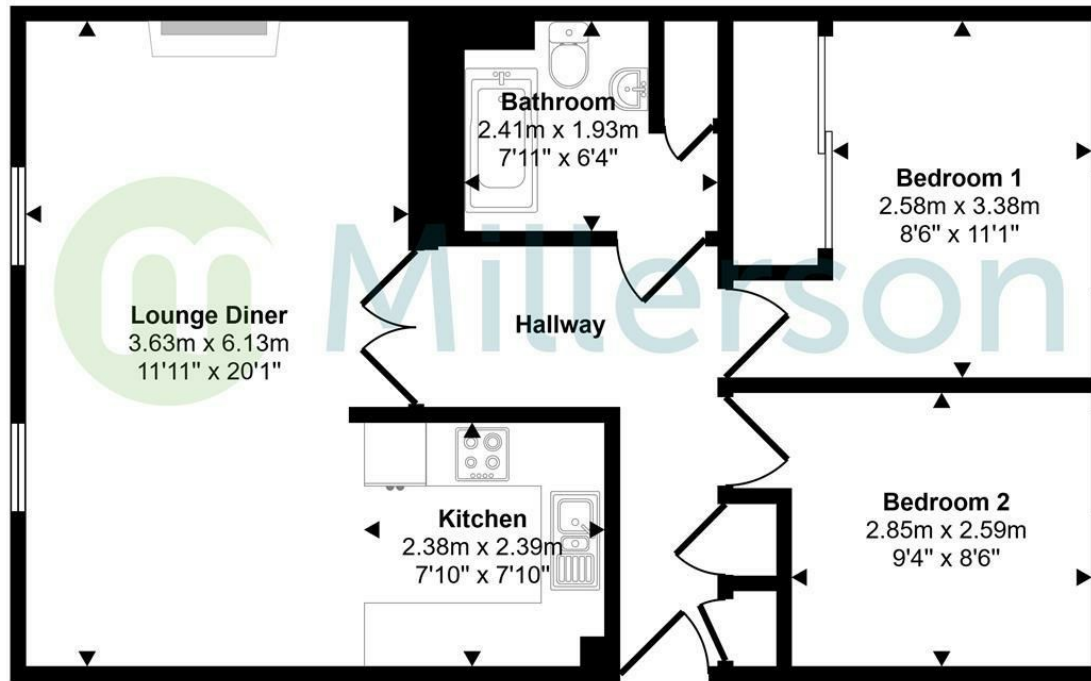


Verified Material Information  
 Council Tax band: A  
 Tenure: Leasehold  
 Lease length: 178 years remaining (199 years from 2004)  
 Service charge: £1503.94 pa  
 Property type: Flat  
 Property construction: Standard construction  
 Energy Performance rating: C  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Mains gas-powered central heating is installed.  
 Heating features: Double glazing  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
 Parking: Off Street, On Street, Private, and 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: 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  
63 sq m / 676 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.

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

## 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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