

Trinity Street

St. Austell

PL25 5FD

40% Shared ownership  
£56,000

- 40% SHARED OWNERSHIP
- STAIRCASING UP TO 100%
- EN-SUITE BATHROOM
- ALLOCATED PARKING SPACE
- COUNCIL TAX BAND B



 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - B

Floor Area - 785.00 sq ft



### Property Description

This is a spacious 2 bed apartment, Situated in the town of St Austell. This property benefits from 2 bedrooms, single allocated parking space and en-suite bathroom. There are 88 years remaining on the lease. Further details below.

### Location

Located in the heart of St Austell town centre, close to a range of amenities & facilities, including high street shops, cafes, restaurants & schools. The A30 is also within easy reach and the train station is within walking distance.

### Accommodation

Kitchen  
Lounge/Diner  
Bedroom One With En-Suite  
Bedroom Two  
Bathroom

Allocated Parking Space

### Share Price

Share price: 40% Share £56,000  
Full price: £140,000  
Monthly rent: £222.14  
Monthly service charge: £174.12

\*monthly rent and service charge subject to annual review

\*Staircasing up to 100%

### Agents Note

Pets are not permitted.

### Tenure

Leasehold.

There are currently 88 years remaining on the lease.

### Material Information

Verified Material Information

Council tax band: B

Tenure: Leasehold

Lease length: 250 years remaining (236 years from 2010)

Service charge: £228 pa

Shared ownership - ownership percentage: 40%

Lease restrictions: Included with rent restrictions include shared spaces

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Allocated, Off Street, and Private

Building safety issues: Yes

Building safety - defects or hazards: None.

Building safety - work done: None

Building safety - work required be done: None

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lateral living

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: B

All information is provided without warranty. Contains HM Land

Registry data © Crown copyright and database right 2021. This

data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide

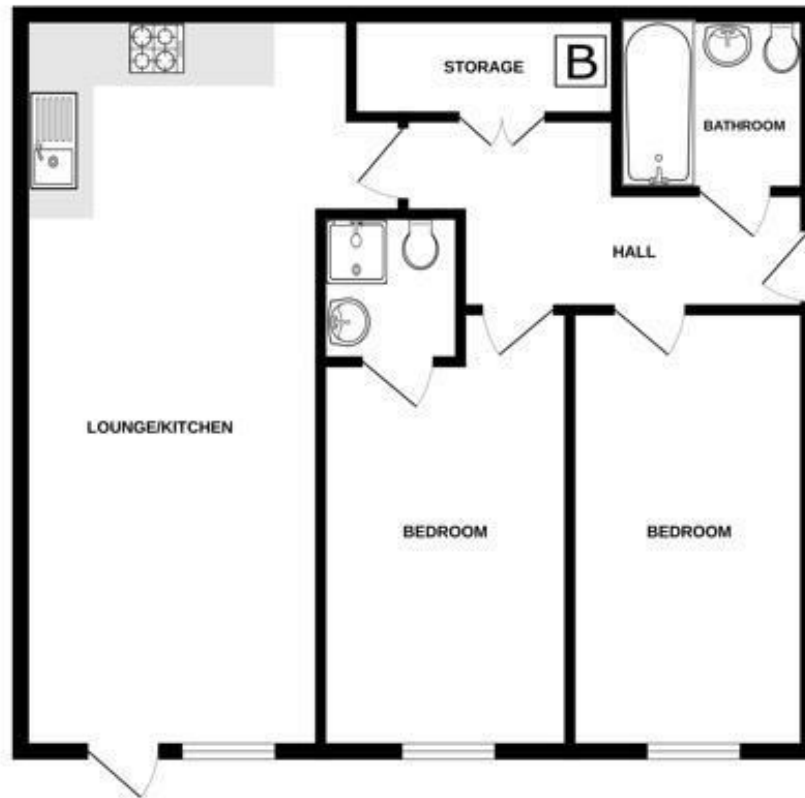
whether the property is suitable for you. You should verify any



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.



## GROUND FLOOR



We warrant every effort has been made to ensure the accuracy of the floorplan compared to the measurements of the actual property. However, we do not warrant the accuracy of the floorplan and we accept no responsibility for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Millerson 2.0.0.0

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 83      | 83        |
| (69-80) <b>C</b>                            |         |           |
| (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<br>EU Directive 2002/91/EC  |         |           |

## Directions To Property

### Contact Us

Millerson Estate Agents  
5-6 Market Street

St Austell  
Cornwall

PL25 4BB

E: [st.austell@millerson.com](mailto:st.austell@millerson.com)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

## Scan QR For Material Information



Scan me!

 **Millerson**  
millerson.com