



Trevarthian Road

St. Austell

PL25 4BH

£100,000

- NO ONWARD CHAIN AND VACANT POSSESSION UPON COMPLETION
 - OVER 55s ONLY!
- WALKING DISTANCE TO TOWN CENTRE
- 199 YEAR LEASE GRANTED IN 1995
 - OFF ROAD PARKING
 - COMMUNAL FACILITIES INCLUDING GYM AND LIBRARY
- LEVEL ACCESS AND LIFT WITHIHN BUILDING
 - COUNCIL TAX BAND B
 - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
Part of Smart Property Group

Tenure - Leasehold

Council Tax Band - B

Floor Area 775.00 sq ft



2



2



1



67

Property Description

Smart Millerson Estate Agents are pleased to present this wonderfully spacious two bedroom top-floor apartment located within The Sycamores complex in St Austell town centre. This well-presented apartment offers ease and convenience, benefitting from both level access from the road and internal lift access, ensuring comfortable mobility throughout the development. Designed with practicality and lifestyle in mind, the property is perfect for those looking for central living. Additional benefits include being within walking distance to the town centre, public transport, ample off street parking and communal facilities which include a library, gym and laundry room. The apartment is larger than most within the development and consists of a spacious hallway with doors leading off to the lounge/diner, kitchen, two double bedrooms, main bathroom and en-suite shower room. Potential rental investment with an expected income of approximately £800PCM. It is being sold with no onward chain and vacant possession upon completion. The property falls under Council Tax Band B. Viewings are highly recommended to appreciate all that this home has to offer. Further details below.

Location

Situated off of Trevarthian Road this property has pedestrian access to the railway and bus station, whilst only a short walk downhill into St Austell town centre. It provides an excellent range of amenities including a comprehensive range of shops, restaurants and public houses. In addition there is a cinema, bowling alley and leisure centre with public swimming pool, and the sandy beaches of Carlyon Bay, historic port of Charlestown and the Roseland Peninsula being only a short drive away. Educational facilities are also within reach with Poltair Academy and St Austell College both easily accessible by foot.

The Accommodation Comprises

Dimensions are approximate and can be found within the floorplan.

Entrance Hall

Smoke sensor. Secure phone entry system. Wall mounted night storage heater. Three spacious storage cupboards. Plug sockets. Skirting. Carpeted flooring. Doors leading to:

Lounge/Diner

Double glazed window with vertical blinds plus horizontal blinds controlled via remote control. Smoke sensor. TV and broadband points. Wall mounted night storage heater radiator. Wall mounted electric fire. Ample power sockets. Skirting. Carpeted flooring.

Kitchen

Double glazed window with vertical blinds. Smoke sensor. Extractor fan. A range of wall and base fitted units with roll top worksurfaces. One and a half sink with drainer and under sink water heater. Washing machine. Fridge freezer. Integrated oven, induction hob and extractor fan. Ample power sockets. Skirting. Vinyl flooring.

Bedroom One

Double glazed window with vertical blinds. King sized orthopaedic bed. Wall mounted night storage heater. Ample plug sockets. Skirting. Carpeted flooring.

En-Suite Shower Room

Frosted double glazed window. Double shower cubicle with Triton electric shower. Wash basin. WC with push flush. Bidet. Mounted storage cupboards. Heated towel rail. Tiling around water sensitive areas. Carpeted flooring.

Bedroom Two

Double glazed window with vertical blinds. Plug sockets. Skirting. Carpeted flooring.

Bathroom

Bath with Mira electric shower over. WC with push flush. Wash basin. Bidet. Shaver point. Heated towel rail. Cupboard housing hot water tank. Vinyl flooring.

Parking

Off road parking.

Tenure

This property was granted a 199-year lease in 1995 (168 remaining). There is a service charge of £135 payable monthly (includes building insurance), £180 per annum charge for the upkeep of the water system (the development has a private water supply) and a ground rent of £40 per annum. The management company of the site is Belmont Property Management.

Services

This property is connected to mains electricity, drainage and private artesian water. It also falls within Council Tax Band B.

Agents Note

On this development there is an age restriction to those aged 55 and over. The complex does not allow pets.

Material Information

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 168 years remaining (199 years from 1995)

Ground rent: £40 pa

Service charge: £1620 pa

Lease restrictions: No pets.

Over 55s.

Property type: Flat

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 2 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Private

Sewerage: Mains

Heating: Electric panel

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Great, EE - Good

Parking: Off Street and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No



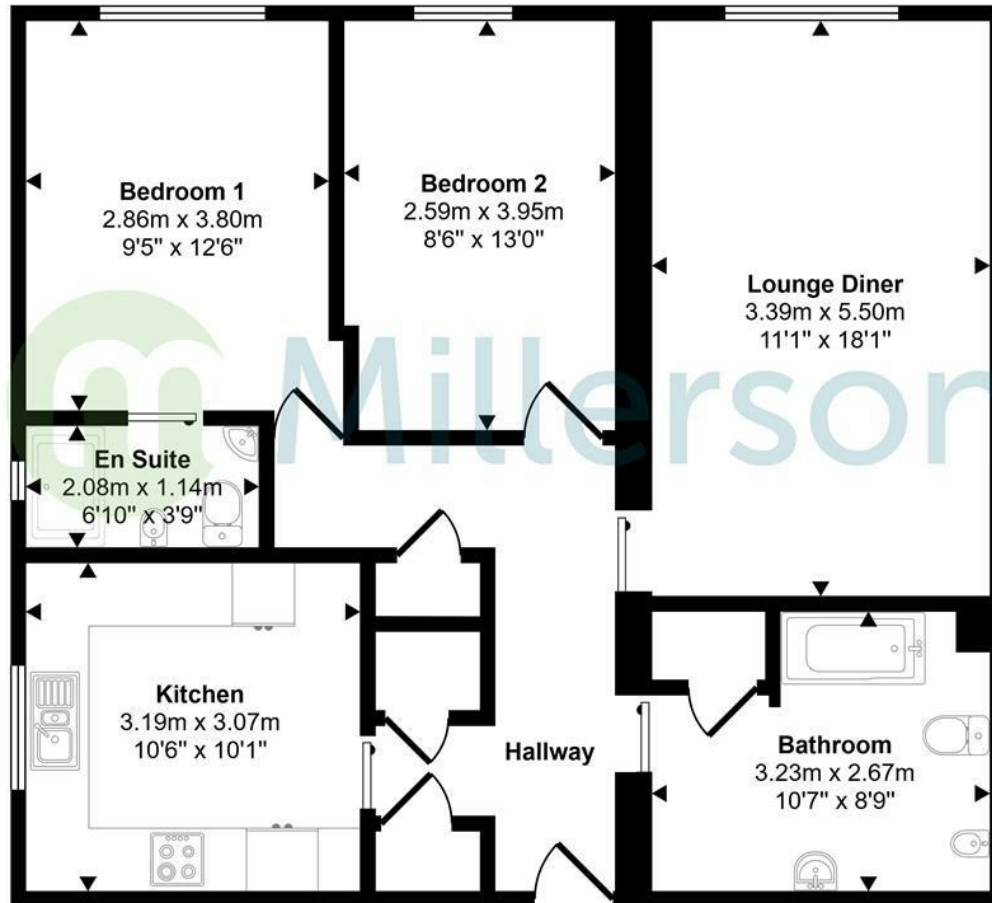
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access and Lift access
Coal mining area: No
Non-coal mining area: 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
77 sq m / 830 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		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	