

Sandy Hill

St. Austell

PL25 3FD

Guide Price £130,000

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OUTISDE SEATING AREA
- IN WAKING DISTANCE TO LOCAL AMENITIES
- OPEN PLAN KITCHEN/LIVING
- ALLOCATED PARKING
- GREAT FOR INVESTOR BUYERS
- EXPECTED RENTAL INCOME OF £800 PCM
- RENTAL YEILD OF 7.4%
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION







Millerson
Part of Smart Property Group

Tenure - Leasehold
Council Tax Band - B
Floor Area 742.70 sq ft



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PROPERTY DESCRIPTION

Smart Millerson are delighted to present to the market this spacious and well-proportioned two-bedroom ground floor flat, offering a fantastic combination of modern open-plan living, comfortable accommodation and practical features. Ideally suited to a variety of purchasers, including first-time buyers, couples, small families and buy-to-let investors, this appealing property provides a versatile living space with plenty to offer.

Upon entering the property, you are welcomed into a generous open-plan living room and kitchen, creating a bright and sociable environment perfectly suited to modern lifestyles. The thoughtfully arranged layout allows for a natural flow between the living and kitchen areas, making the most of the available space and providing an ideal setting for both relaxing and entertaining. A particularly appealing feature of the living area is the French doors, which open directly onto an outdoor seating area, creating a lovely connection between the indoor and outdoor spaces. This provides the perfect spot to enjoy a morning coffee, unwind in the fresh air or entertain family and friends during the warmer months.

The property continues to impress with two well-proportioned double bedrooms, both offering comfortable accommodation and flexibility to suit a variety of needs.

Serving the accommodation is a practical Jack and Jill bathroom, providing convenient access from the adjoining areas. This thoughtful arrangement offers a functional solution for everyday living, making efficient use of the available space while providing convenient facilities.

Further benefits include an allocated off-road parking space, with additional on-street parking available close by. The property is connected to mains water, electricity and drainage and falls within Council Tax Band B.

LOCATION

The apartment is located in a desirable area in St Austell. It is within short walking distance of the local park and falls within the catchment area for both local primary and secondary schools which have both been rated 'Outstanding' in their most recent Ofsted reports. Aldi supermarket can be found at the top of Sandy Hill and is easily accessible by foot. Further afield St Austell town centre is situated approximately 1 mile away and offers a wide range of shopping, coffee shops, restaurants and leisure centre. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque Georgian 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. It 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 ACCOMMODATION COMPRISES

(Please see all measurements on the floorplan)

ENTRANCE HALLWAY

Skimmed celling. Smoke sensor. Large storage cupboard. Telecom system. Ample plug sockets. Skirting. Carpeted flooring. Door leading to:

OPEN PLAN LIVING AREA/KITCHEN

Living room - Skimmed celling. Double doors to side aspect. Panel heater. Ample plug sockets. Skirting. Carpeted flooring.

Kitchen/Diner- Double glazed windows to the front aspect and side aspect.. A range of wall and base fitted units with roll top work surfaces. Stainless stell sink with drainer. Integrated washing machine, fridge/freezer and oven. Ample plug sockets. Vinyl flooring.

BEDROOM ONE

Skimmed celling. Double glazed window to the side aspect. Built in wardrobes. Panel heater. Ample plug sockets. Skirting. Carpeted flooring. Door leading to :

BATHROOM

Jack and Jill Style bathroom. Skimmed celling. Mains fed shower over bath. W/C. Wash basin. Shaver point. Towel rail. Extractor fan. Skirting. Vinyl flooring.

BEDROOM TWO

Skimmed celling. Double glazed window to the side aspect. Built in wardrobes. Panel heater. Ample plug sockets. Skirting. Carpeted flooring.

OUTSIDE

The property further benefits from a delightful outdoor seating area, accessed directly through double doors from the living room. This inviting space provides the perfect setting for outdoor dining or simply relaxing and enjoying the fresh air during the warmer months, seamlessly extending the living accommodation outdoors.

PARKING

Further benefits include an allocated off-road parking space, with additional on-street parking available close by.

SERVICES

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

There is a 125 year lease with 113 years remaining with the following charges payable by the property owner:

Ground rent- £516 per annum
Service charge- £ 1690 per annum

MATERIAL INFORMATION

Verified Material Information

Costs and tenure
Tenure: Leasehold
Lease length: 113 years remaining (125 years from 2014)
Ground rent: £516/year
Service charge: £1,690/year
Council tax band: B
EPC rating: D

The building
Other flat, standard construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None







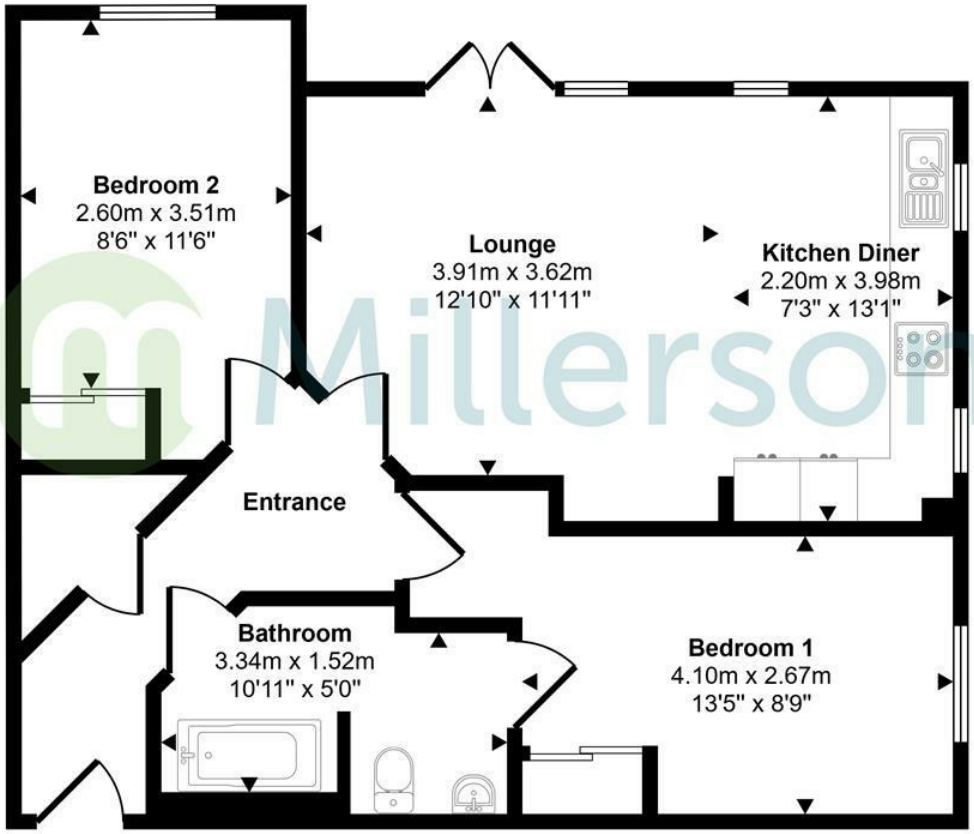
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: Room heaters only
Heating features: Double glazing
Broadband: ADSL copper wire
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Allocated
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL317627):
- The 2003 transfer contains restrictive covenants, but the register extract does not give their wording. The filed copy should be checked to see exactly what they restrict.
- The lease prohibits or restricts selling or otherwise transferring the lease. The precise requirements are set out in the lease.
- Before a sale or other transfer can be registered, the register requires a certificate confirming that clause 6.10 of the lease has been complied with.
- The register also requires written consent from More 2 Life Ltd before a sale or other transfer can be registered. This is linked to its registered loan and would normally be dealt with when that loan is repaid.
No environmental risks recorded

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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 / 679 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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