Landrew Road
St. Austell
PL25 3UQ

Asking Price £90,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- LAID TO LAWN REAR, SIZEABLE GARDEN
- AMPLE ON STREET PARKING
- TWO PURPOSE BUILT OUTHOUSES FOR STORAGE
- CONNECTED TO ALL MAINS SERVICES
- RENOVATION AND MODERNISATION REQUIRED THROUGHOUT
- 990 YEAR LEASE FROM 2024
- COUNCIL TAX BAND A
- SCAN QR FOR MATERIAL INFORMATION

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Tenure - Leasehold

Council Tax Band - A

Floor Area - 699.65 sq ft

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Property Description
Millerson Estate Agents are delighted to bring this two double bedroom first floor apartment, situated in Landrew Road, to the market. The accommodation briefly comprises of two double bedrooms, spacious lounge, kitchen/diner and bathroom. The apartment is in need of renovation and modernisation throughout however is being sold with no onward chain. In addition to the internal space the property benefits from an expansive laid to lawn, rear garden which also offers two outbuildings measuring 2.29m x 1.89m and 1.88m x 0.81m- ideal for storing the BBQ, outdoor furniture and lawnmower. There is also a small area of lawn to the side aspect. Although the property does not come with any specific parking however there is currently ample, unrestricted, on street parking close by. The tenure of the apartment is leasehold with 990 years from 2024. The property is connected to all mains services and is heated via mains gas radiators throughout. Viewings are highly recommended to appreciate all that there is to offer.

Location
Landrew Road is close by to local amenities, supermarkets and schools, with the historic village of Charlestown, most known for being used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, only a short drive away. St Austell, itself, has a mainline railway station providing direct access to London Paddington and Penzance. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world-famous Eden Project. Truro City Centre is approximately sixteen miles away and provides a wide range of shopping facilities and restaurants.

The Accommodation Comprises
(All dimensions are approximate)

Entrance Porch
UPVC double glazed door leading in and up to the:

Landing
Loft access. Smoke sensor. Positive ventilation system. Radiator. Ample power sockets. Vinyl flooring. Skirting. Doors leading to:

Kitchen
13'6" x 8'8" (4.14m x 2.65m)
Double glazed window to the rear aspect. Smoke sensor. Extractor fan. A range of wall and base fitted units with roll edge worksurfaces, tiled splash backs and stainless steel sink with drainer and mixer tap. BAXI combination boiler housed. Space and plumbing for washing machine, fridge/freezer and freestanding oven/hob/grill. Multiple built in storage cupboards. Radiator. Ample power sockets. Vinyl flooring. Skirting.

Lounge
14'4" x 10'11" (4.39m x 3.35m)
Double glazed window to the front aspect. Coving. Ample power sockets. Broadband/Phone connection point. Radiator. Carpeted flooring. Skirting.

Bedroom One
14'0" x 8'11" (4.28m x 2.74m)
Double glazed window to the front aspect. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Built in wardrobe measuring - 1.25m x 1.05m and then a further built in wardrobe measuring 1.11m x 0.43m.

Bedroom Two
12'0" x 8'7" (3.66m x 2.62m)
Double glazed windows to the rear and side aspects. Coving. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Bathroom
6'5" x 5'5" (1.98m x 1.67m)
Double glazed frosted window to the rear aspect. Partially tiled. Extractor fan. Wall mounted vanity cupboard. Bath with shower over. Wash basin. W/C with push flush. Vinyl flooring. Skirting.

Garden
To the rear there is a spacious, laid to lawn garden which also offers two outbuildings measuring 2.29m x 1.89m and 1.88m x 0.81m- ideal for storing the BBQ, outdoor furniture and lawnmower. In addition there is a small lawned area to the side aspect.

Parking
There is no allocated parking but currently ample, unrestricted, on street parking near by.

Tenure
This flat is leasehold and there will be a 990 year lease granted from 2024 with an annual service charge of £126.77 which includes grounds maintenance, management fees and insurance. The management agent is Ocean Housing .*The service charge is subject to annual review.

Services
The property is connected to mains gas, electricity, water and drainage and is heated via radiators throughout. The property falls within Council Tax Band A.

Directions
From Aldi, St.Austell, ascend Slades Road. At the traffic lights crossroads take the right hand turn onto Carclaze road. At the mini-roundabout, turn right and descend down Phernyssick Road continue over the roundabout. Shortly after passing the turning for Roslyn Close on your right there will be an entrance in to Landrew Road - please note this is a one way road. Once entering the street the property will be located on your right hand side and can be identified by a round 'For Sale' Millerson board. One of the Millerson team will be there to meet you.

Material Information
Verified Material Information

Council tax band: A

Council tax annual charge: £1561.69 a year (£130.14 a month)
Tenure: Leasehold
Lease length: 990 years remaining (990 years from 2024)
Service charge: £126.72
Property type: Flat
Property construction: Cornish Unit. PRC certificate for ground floor.
Number and types of room: 2 bedrooms, 1 bathroom, 1 reception
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: None
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
Parking: On Street
Building safety issues: No
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: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C

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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.

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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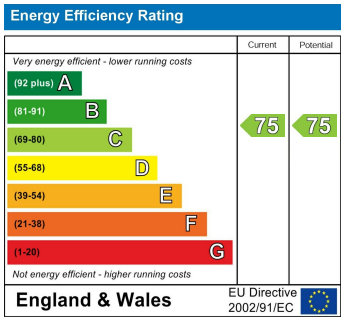

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Valuation Request

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