



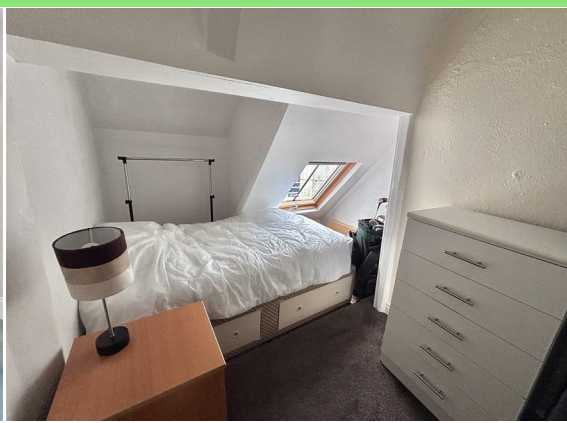
Biddicks Court

St. Austell

PL25 5EW

Offers Over £60,000

- NO ONWARD CHAIN
- CASH-BUYERS ONLY
- TWO WELL-PROPORTIONED BEDROOMS
- GRADE II LISTED PROPERTY
- EXPECTED RENTAL INCOME OF 650 PCM
- RENTAL YIELD OF 11.1%
- 999 YEAR LEASE GRANTED IN 2015
- A SHORT WALK FROM LOCAL AMENITIES
- PERFECT FIRST HOME
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 Millerson  
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Tenure - Leasehold

Council Tax Band - A

Floor Area - 914.93 sq ft



### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are proud to present this deceptively spacious and beautifully proportioned two-bedroom Grade II listed apartment, enviably positioned in the very heart of St Austell. Brimming with character and charm, this unique home seamlessly blends period appeal with generous internal living space, creating the perfect opportunity for first-time buyers eager to step onto the property ladder, or investors seeking a strong and distinctive addition to their portfolio. The property further benefits from the remainder of a 999-year lease granted in 2015, offering long-term security and reassurance.

From the moment you step inside, the sense of space is immediately apparent. A bright and airy entrance hallway welcomes you in and provides access to all principal rooms, setting the tone for the well-balanced accommodation beyond. The expansive lounge is a particularly impressive feature of the home, offering ample room for both relaxing and entertaining, with plenty of natural light enhancing the feeling of openness. The well-equipped kitchen/diner has been thoughtfully arranged to provide a practical yet sociable environment, with generous worktop and storage space, making it ideal for both everyday living and hosting guests.

Both bedrooms are well-proportioned, offering comfortable and versatile accommodation whether utilised as sleeping quarters, a home office, or guest space. The family bathroom is conveniently positioned and fitted to serve the apartment with ease. Adding further appeal are two useful storage rooms located above the apartment, providing valuable additional space rarely found in properties of this nature and enhancing the overall functionality of the home.

Situated within easy walking distance of a wide range of local amenities, shops, cafes, and transport links, the property offers exceptional convenience for day-to-day living. Its central location ensures everything you need is close at hand, making it an attractive option for homeowners and tenants alike.

We have been advised that, due to the property being located above a commercial premises, it is available to cash buyers only.

The apartment is connected to all mains services and falls within Council Tax Band A.

### LOCATION

The property is located within 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 of Penrice Academy. St Austell offers 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

uPVC double glazed door. Skimmed ceiling. Carpeted flooring. Door leading into:

#### INNER HALL

Skimmed ceiling. Smoke alarm. Built-in storage cupboard housing the consumer unit. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### LOUNGE

Skimmed ceiling. Secondary double glazed window to the front aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

#### KITCHEN/DINER

Velux window. Secondary double glazed window to the rear aspect. Built-in storage cupboard. A range of wall and base fitted storage cupboards and drawers. Splash-back tiling. Stainless steel wash basin and drainage board. Space for an under-counter washing machine, electric oven, dishwasher and free standing fridge/freezer. Radiator. Multiple plug sockets. Skirting. Vinyl flooring.

#### BEDROOM ONE

Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### BATHROOM

Skimmed ceiling. Extractor fan. Splash-back tiling. Mains fed shower over the bath. Vanity wash basin with mixer tap and storage underneath. W.C. Skirting. Vinyl flooring.

#### BEDROOM TWO

Skimmed ceiling. Velux window. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### ATTIC ROOM ONE

Gas boiler. Multiple plug sockets.

#### ATTIC ROOM TWO

Single glazed window to the rear aspect. Multiple plug sockets. Exposed wooden flooring.

### TENURE

The property further benefits from the remainder of a 999-year lease granted in 2015, with a peppercorn ground rent, providing exceptional long-term security and peace of mind for prospective purchasers.

### SERVICES

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



## MATERIAL INFORMATION

# Verified Material Information

## Costs and tenure

Tenure: Leasehold

Lease length: 988 years remaining (999 years from 2015)

Council tax band: A

EPC rating: E

## The building

End-terrace flat, non-standard construction (Grade 2 listed)

2 bedrooms, 1 bathroom, 1 reception

## Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: None

## Risks and restrictions

Grade 2 listed

Not in a conservation area

No tree preservation order

Title register restrictions (CL325790):

- The lease includes rules on 'alienation', which is a legal term meaning there are certain conditions or procedures the owner must follow before they can sell, transfer, or rent out the property.
- A legal agreement from 1989 specifies that the property does not have any automatic rights or claims over the neighbouring building known as 'The Corn Mill' unless they are specifically granted.

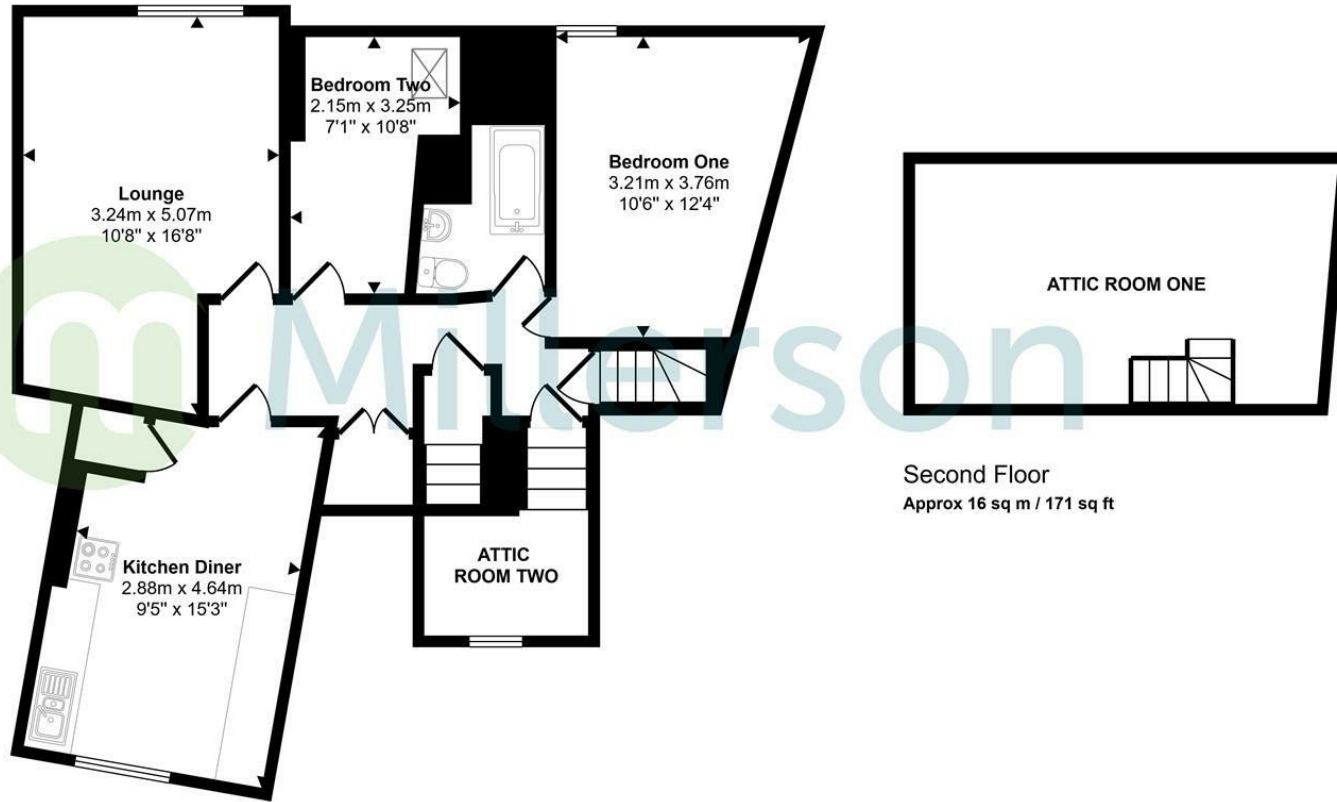
Non-coal mining area: yes

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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  
85 sq m / 916 sq ft



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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	47	49	
(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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