



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



Tenure - Leasehold

Council Tax Band - B

Floor Area - 785.00 sq ft



### Property Description

This is a spacious two bed apartment, situated in the town of St Austell. Property benefits include an allocated parking space and en-suite bathroom. Section 106 restrictions apply. 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.

### Section 106 Restrictions

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parish of St Austell Town and a full financial assessment to ensure that the property is affordable and sustainable for you. Our financial assessments are carried out by The Mortgage People (TMP). For more information on TMP please visit their website at [tmpmortgages.co.uk](http://tmpmortgages.co.uk).

The local connection requirement may not apply if you are a serving or previously serving member of the regular armed forces or qualifying under any other clause of the Allocation of Housing (qualification criteria for armed forces) (England) regulations 2012.

Properties are allocated on a first come first serve basis subject to meeting the requirements of the s.106 and demonstrating affordability.

### 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.

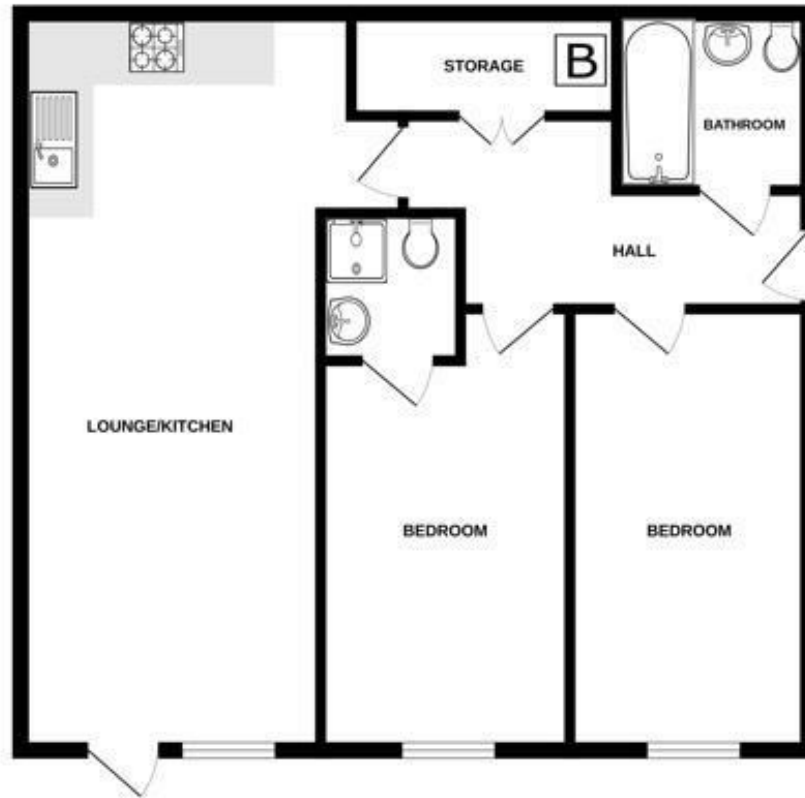
### Tenure

Leasehold.


There are currently 88 years remaining on the lease.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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, fixtures and appliances shown here are for information only and their operation or efficiency can be given.   
 Made with Millerson 2022

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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)

Valuation Request

