

Clearwater View
Sandy Hill
St. Austell
PL25 3FD

Asking Price £60,000

- No Onward Chain
- Ample Off Street Parking
- Cash Buyers Only
- Move in Ready Condition
- Extremely Popular Location
- 125 Year Lease from 2008
- Walking Distance to Local Schools and Shops
- Secure Phone Entry System
- Scan QR For Material Information







Millerson
Part of Smart Property Group

Tenure - Leasehold

Council Tax Band - A

Floor Area 398.26 sq ft



1



1



1



85

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are thrilled to present this wonderful one double bedroom first floor apartment to the market available to cash buyers only. Being sold with no onward chain and in move in ready condition, this apartment is perfect for a first time buyer or investor alike. The accommodation briefly comprises of a bright and airy entrance hallway with doors leading off to the bedroom, kitchen/lounge and shower room. Externally there is ample unrestricted private parking on a first come basis with communal gardens to enjoy the summer sun. There is a 125 year lease from 2008 and is being sold with vacant possession. The property is heated via electric panelled radiators and falls within Council tax band A. Viewings are highly recommended to appreciate all that there is to offer.

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

(All dimensions are approximate)

ENTRANCE HALLWAY

Skimmed ceiling. Smoke sensors. Consumer unit. Carpeted flooring. Skirting. Airing cupboard housing hot water tank and built in timber shelving. Doors leading to:

KITCHEN / DINER / LOUNGE

20'4" x 11'9" (6.20 x 3.58)

Kitchen Area - Skimmed ceiling. Smoke sensor. Range of wall and base fitted units with roll top worksurfaces. Stainless steel sink with drainer and mixer tap. Integrated Electrolux electric oven, grill and hob with extractor hood above. Integrated fridge freezer with space and plumbing for washing machine.

Lounge Area - Double glazed window to the rear aspect. Skimmed ceiling. Extractor fan. Ample power sockets. Ariel and phone points. Electric panel radiator. Security phone entry system. Carpeted flooring. Skirting.

DOUBLE BEDROOM

10'8" x 9'2" (3.25 x 2.80)

Double glazed window to the rear aspect. Skimmed ceiling. Ample power sockets. Phone point. Electric panel radiator. Carpeted flooring. Skirting.

SHOWER ROOM

7'1" x 5'10" (2.16 x 1.78)

Maximum measurements taken. Skimmed ceiling. Extractor fan. Corner walk in computerised shower unit. W/C with push flush. Wash basin with built cupboard beneath and recessed spotlights. Electric towel radiator. Vinyl flooring. Skirting.

OUTSIDE

Communal laid to lawn area to the front of the building. Hardstanding path leading to entrance.

PARKING

Ample off street parking is available to the rear of the development and is on a first come first served basis.

SERVICES

Mains Electricity, Water and Drainage. Council tax Band A.

There is a 125 year lease from 2008 with the following charges payable by the property owner:

Ground rent- £312.32 per annum payable to payable to EJ Estates
Service charge- £1151.4 per annum payable to Belmont Property Management (includes Building Insurance)

MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Leasehold
Lease length: 107 years remaining (125 years from 2008)
Ground rent: £312/year
Service charge: £1,416/year
Council tax band: A
EPC rating: B
The building
Mid-terrace flat, standard construction
1 bedroom, 1 bathroom, 1 reception
Accessibility adaptations: Wide doorways
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: Room heaters only
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Communal
Not in a controlled parking zone
Disabled parking available
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL273886):
- The owner cannot sell or transfer the property to someone else without providing a certificate to the Land Registry. This certificate, signed by the person moving in or their legal representative, confirms that they have







followed specific rules set out in 'Clause 10 of the Third Schedule' of the lease.
- The lease contains 'alienation' clauses, which are rules that limit or put conditions on the owner's ability to sell, sub-let, or share the property with others.
- There are restrictive covenants (legal promises not to do certain things on the land) contained in a 2003 Transfer document between Aldi Stores Limited and Vospers of Truro Limited.
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.



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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Millerson Estate Agents
1 Market Street
St Austell
Cornwall
PL25 4BB
E: staustell@smartmillerson.co.uk
T: 01726 72289
www.millerson.com

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