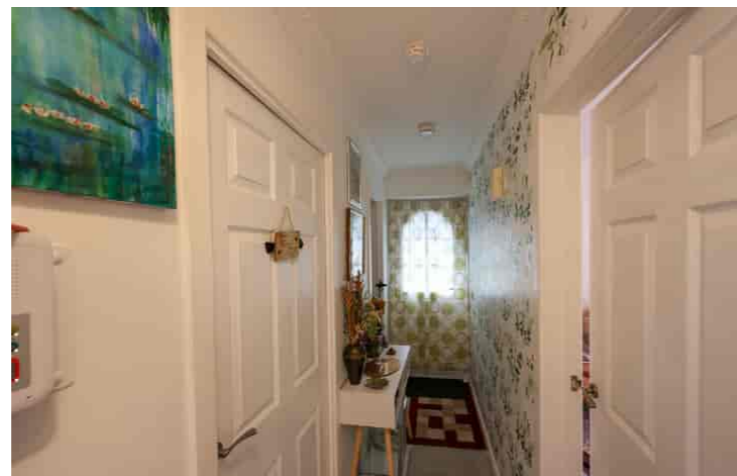


Ground Floor



FLAT 36 ROBERT ELIOT COURT, TREVARRICK ROAD, ST AUSTELL, CORNWALL PL25 5JZ

PRICE £115,000



A COMPETITIVELY PRICED AND BEAUTIFULLY PRESENTED CHAIN FREE GROUND FLOOR APARTMENT WITH TWO BEDROOMS AND LOW MAINTENANCE PATIO GARDEN TO THE REAR. THE PROPERTY OCCUPIES A CONVENIENT SETTING IN THIS OVER 55'S DEVELOPMENT, WITHIN STRICKING DISTANCE OF THE TOWN CENTRE. FURTHER BENEFITS INCLUDE RECENTLY INSTALLED ELECTRIC HEATING, UPVC DOUBLE GLAZING THROUGHOUT, A WELL PLANNED UPDATED KITCHEN AND UPDATED WET ROOM WITH OPEN SHOWER. THE APARTMENT OFFERS A FANTASTIC SETTING WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE. EPC - C.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Room Descriptions

Entrance Hall

Composite front door leading to the entrance hall. 5.26 x 1.33 maximum (17'3" x 4'4" maximum) - leading to all rooms, recess for storage, RCD unit. Wall mounted emergency pull cord. Tiled flooring. modern electric heater. Door opens to provide access to the airing cupboard housing the hot water tank with storage.

Kitchen

2.43 x 2.20 (7'11" x 7'2") - A good quality well planned kitchen with Upvc double glazed window to rear elevation. Wall and base kitchen units finished in white high gloss with fitted fridge/freezer, Siemens electric oven and fitted Siemens dishwasher, integral waste bin, roll top worksurfaces with draining board and central sink with mixer tap. Electric induction hob, tiled flooring, tiled walls.

Living Room

Lounge/Dining Room - 3.40 x 3.58 (11'1" x 11'8") - Upvc double glazed folding doors to the side elevation allowing access to the private and well stocked courtyard garden. The twin doors benefit from inset blinds in between the panes of glass. Television aerial point, modern wall mounted electric heater.

Bedroom 1

2.97 x 3.23 (9'8" x 10'7") - Upvc double glazed window to side elevation. Three double wardrobes fitted along one wall, matching bedside cabinets. Telephone point.

Bedroom 2

3.85 x 1.84 (12'7" x 6'0") - Upvc double glazed window to side elevation. Fitted storage to the left hand side of the room. This room will comfortably house a single bed or could be used as a separate dining room.

Outside

properties private courtyard garden with an elevated patio flowing off the lounge/diner and steps leading down to a further tarmac area. Well enclosed with brick wall to left, right and rear elevations. This area is well stocked with a number of evergreen plants and shrubbery a fantastic outdoor private space.

The Property

A competitively priced and beautifully presented chain free ground floor apartment with two bedrooms and low maintenance patio garden to the rear. The property occupies a convenient setting in this Over 55's development, within striking distance of the town centre. Further benefits include recently installed electric heating, Upvc double glazing throughout, a well planned updated kitchen and updated wet room with open shower. The apartment offers a fantastic setting within close proximity of St Austell

Town Centre. EPC - C.

Important Agents Notes: - This property is only available to those age 55 and over and capable of independent living.

Management Charge: The management charge for 01/03/2023-31/03/2024 is £2.520 per annum - Included are maintenance of communal grounds, use of laundry room, building insurance, warden's salary and management company charges.

Lease Details: A term of 99 years from 1 January 1987.