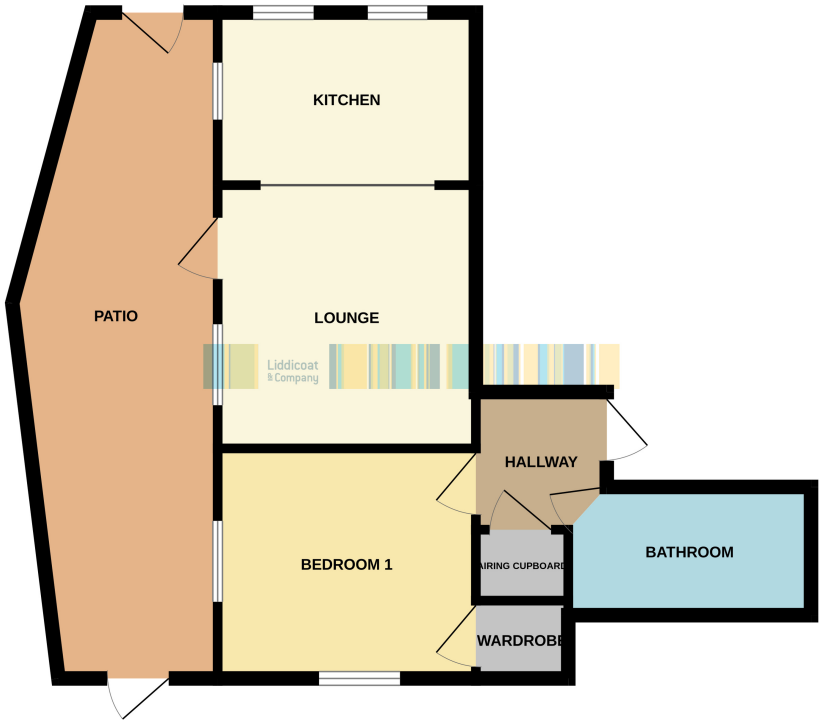


GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Heteropex 02025

**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.

CORNWALL HOUSE, SOUTH STREET, ST AUSTELL,  
CORNWALL PL25 5DQ

PRICE £89,950



FOR SALE AND CHAIN FREE IS THIS WELL PROPORTIONED GROUND FLOOR FLAT VERY CONVENIENTLY SITUATED WITHIN THE TOWN CENTRE AREA AND ONE OF THE FEW/ONLY FLATS TO ENJOY A SECLUDED COURTYARD GARDEN AND ALLOCATED PARKING, WHAT A BONUS. THE ACCOMMODATION OFFERS A WELL ARRANGED LAYOUT WHICH COMPRISES OF ENTRANCE LOBBY, LOUNGE, KITCHEN, DOUBLE BEDROOM AND BATHROOM. HEATING IS PROVIDED BY NIGHT STORAGE HEATERS. A PERFECT START FOR YOUNGER BUYERS, A COUPLE OR THOSE SEEKING AN EASY TO MAINTAIN PROPERTY.



## The Property

## Room Descriptions

### Entrance Lobby

With telephone answer phone, airing cupboard with racking and hot water tank, night storage heater. Telephone point.

### Lounge

4.26m x 3.22m (14' 0" x 10' 7") With night storage heater, window to the side courtyard garden, part glazed door to the garden. Open way through to the kitchen.

### Kitchen

2.14m x 3.2m (7' 0" x 10' 6") With two windows to the rear and window to the side. fitted with a good range of units, space for fridge/freezer, space and plumbing for washing machine, built in oven hob and extractor above.

### Bathroom

Fitted with a white three piece suite comprising of panelled bath with shower mixer tap, low level W.C. wash hand basin, downflow electric heater, extractor fan, heated towel rail.

### Bedroom 1

Fitted with large built in wardrobe cupboard, window to the front and side, night storage heater. Telephone internet point.

### Outside

To the side of the property is a separate access to the courtyard garden area which then leads into the property. there is also access through the main entrance. Also to the front of the building there is an allocated parking space.