



25 LYNWOOD GARDENS ALEXANDRA ROAD, ST AUSTELL

PL25 4QR

PRICE £235,000



LYNWOOD GARDENS IS A SELECT DEVELOPMENT OF PREMIUM APARTMENTS SITUATED CONVENIENTLY WITHIN A SHORT WALK FROM THE TOWN CENTRE AND RAILWAY STATION.

THREE BEDROOM TOP FLOOR FLAT WITH A PRIVATE BALCONY, IS ARRANGED OVER TWO FLOORS WITH HIGH LEVEL OF FINISH THROUGHOUT. ALLOCATED PARKING SPACE AND AN OUTDOOR COMMUNAL DRYING AREA. GAS CENTRAL HEATING. IN BRIEF THE ACCOMMODATION COMPRISES OF MAIN ENTRANCE HALL WITH STAIRS AND LIFT FACILITY, TO THE APARTMENT WE HAVE THE ENTRANCE HALL WITH ENTRANCE PHONE, LARGE OPEN PLAN WELL FITTED KITCHEN/DINING/LIVING ROOM WITH GLAZED DOORS LEADING TO THE BALCONY, THREE BEDROOMS, BATHROOM AND SHOWER ROOM. (EPC RATING B)

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The Property

Lynwood Gardens is a select development of premium apartments situated conveniently within a short walk from the town centre and railway station.

Three bedroom top floor flat with a private balcony, is arranged over two floors with high level of finish throughout. Allocated parking space and an outdoor communal drying area. Gas central heating. In brief the accommodation comprises of Main entrance hall with stairs and lift facility, to the apartment we have the entrance hall with entrance phone, large open plan well fitted kitchen/dining/living room with glazed doors leading to the balcony, three bedrooms, bathroom and shower room. (EPC Rating B)

The property enjoys gas central heating and a range of built in appliances.

The main bedroom is particularly impressive being very large and with a vaulted ceiling with windows following the roof line.

Room Descriptions

Lower Floor

Hallway

2.86m x 1.65m (9' 5" x 5' 5")
Hallway providing the intercom, Bt phone point, stairs to the first floor.

Bathroom

2.34m x 2.28m (7' 8" x 7' 6") With panelled bath with mains shower over, low level W.C. wash hand basin, extractor, heated towel rail.

Kitchen/Living Room

7.85m x 3.655m (25' 9" x 12' 0")
This is the overall maximum room length of the room including the kitchen area. Sliding patio doors leading to a balcony with glass and stainless steel balustrade providing quite an elevated outlook over rooftops and countryside beyond down through the Pentewan valley.

Kitchen Area

Fitted kitchen boasting an integral washing machine, fridge freezer, dish washer, double oven, ceramic hob unit and extractor fan unit over. There are a good range of base units and high level storage cupboards, Baxi wall mounted gas boiler supplying radiators and hot water throughout, low voltage lighting.

Bedroom 3

3.18m x 2.969m (10' 5" x 9' 9")
Window to the front.

Upper Floor

Landing

A spacious landing with velux sky light, large built in landing cupboard

Shower Room

2.5m x 2.577m (8' 2" x 8' 5") fitted with a corner shower unit, low level W.C. wash hand basin, illuminated mirror, heated towel rail, extractor, low voltage lighting.

Bedroom 1

4.84m x 3.65m (15' 11" x 12' 0") A large spacious bedroom with vaulted ceiling and feature window to the front enjoying a pleasant open outlook, T.V. /telephone points, low voltage lighting.

Bedroom 2

3.18m x 3.21m (10' 5" x 10' 6")
Benefiting from a Velux window and TV point

Outside

The apartment has an allocated parking area and in general a neat landscaped development.