

GROUND FLOOR 348 sq.ft. (32.3 sq.m.) approx.



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.













# **SANDY HILL, ST AUSTELL** PRICE £95,000





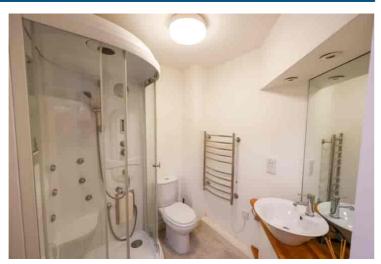




FOR SALE - CHAIN FREE THIS WELL-POSITIONED ONE-BEDROOM GROUND FLOOR APARTMENT OFFERS ALLOCATED PARKING AND IS PERFECT FOR FIRST-TIME BUYERS OR INVESTORS.

Liddicoat & Company









#### The Property

For Sale – Chain Free This well-positioned one-bedroom ground floor apartment offers allocated parking and is perfect for first-time buyers or investors. Ideally located just a 5–10 minute walk from the town centre, the property provides easy access to local shops and schools. The accommodation includes an entrance hall with storage, a spacious open-plan lounge with a separate kitchen area, a modern shower room, and a comfortable double bedroom. A fantastic opportunity—schedule a viewing today!

Leasehold term - Lease of 125 years granted 17/08/2008. Service charge £80.00pcm and ground rent £78.07 per quarter



## **Room Descriptions**

## **Entrance Lobby**

This property features an entrance phone for secure access, a panel radiator for efficient heating, and a storage cupboard housing an electric boiler supplying hot water. A telephone point is also included for convenience.

### Lounge/Dining Room

11' 8" x 20' 3" (3.56m x 6.17m)
The spacious open-plan living
area benefits from a rear-facing
window, allowing natural light to fill
the space, while a panel radiator
ensures warmth and comfort.

#### Kitchen Area

6' 6" x 9' 6" (1.98m x 2.90m) The kitchen is well-appointed with a range of light wood-fronted units, complemented by a built-in oven, a four-ring hob, a stainless steel splashback, and a stainless steel extractor. There is also space and plumbing for a washing machine, along with a built-in fridge/freezer for added convenience.

### Bedroom

10' 5"  $\times$  9' 3" ( $3.17m \times 2.82m$ ) With window to the rear, panel radiator.

#### **Shower Room**

5' 8" x 7' 0" (1.73m x 2.13m) The bathroom is stylishly appointed with a wash hand basin set on a wood-finished workspace with storage below, complemented by two plinth downlighters. It features a low-level WC and a large shower enclosure equipped with body jets, twin shower heads, and a built-in music system. An electric towel radiator, shaver socket, and extractor fan complete the space, ensuring comfort and convenience.

#### Parking

The parking area is sited to the rear of the building.