

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



TOTAL FLOOR AREA: 348 sq.ft. (32.3 sq.m.) approx.  
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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.**



### 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" x 9' 3" (3.17m x 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.