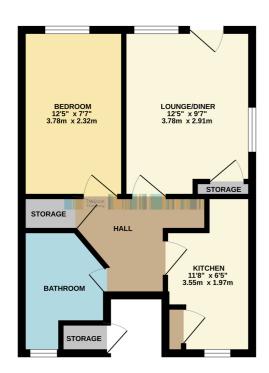


GROUND FLOOR 394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 394 s.g.ft. (3.6.6 s.g.m.) approx.

Whilst every attempt has been made to ensure the accusary of the floorists contained here, measurement of discre, uniforus, rooms and any other items are approximate and no responsibility is taken for any or omission or mis-standent. The paint in for flitterative proposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guara as to their operability or efficiency can be given.

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.













# TREVITHICK ROAD, ST AUSTELL, CORNWALLPL25 4RJ PRICE £95,000









FOR SALE AND CHAIN FREE IS THIS WELL PRESENTED GROUND FLOOR FLAT WITH ITS OWN SEPARATE ENTRANCE ALSO OFFERING A GOOD SIZED GARDEN CONVENIENTLY POSITIONED LYING JUST OUTSIDE THE TOWN CENTRE. IDEAL FOR FIRST TIME BUYERS OR SINGLE PERSON. IN BRIEF THE ACCOMMODATION COMPRISES OF OPEN ENTRANCE PORCH, ENTRANCE HALL, LOUNGE/DINING ROOM, KITCHEN, BATHROOM AND ONE BEDROOM. THE PROPERTY HAS UPVC DOUBLE GLAZED DOORS AND WINDOW AND NIGHT STORAGE HEATING. LEVEL GARDENS ON TWO SIDES WITH TWO USEFUL GARDEN STORES.

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Liddicoat & Company







## The Property

For sale and chain free is this well presented ground floor flat with its own separate entrance also offering a good sized garden conveniently positioned lying just outside the town centre. Ideal for first time buyers or single person. In brief the accommodation comprises of open entrance porch, entrance hall, lounge/dining room, kitchen, bathroom and one bedroom. The property has Upvc double glazed doors and window and night storage heating. Level gardens on two sides with two useful garden stores.

Lease granted 20/03/2025 for 990 years. Ground Rent - "One peppercorn per annum." The Service Charge year runs from 1st April to 31st March, this is not a fixed annual amount, instead, your liability is based on a fair and reasonable share of the actual total expenditure incurred by the Freehold Company. This a new lease therefore however services charges are to be paid by equal instalments on the first day of every month please ask agent for clarification in respect of current amount.



# **Room Descriptions**

#### **Recessed Entrance Porch**

With outside store room, Upvc door to the hall. Airing cupboard with Fortic tank and immersion heater, also a deep shelved cupboard with light.

## Bedroom 1

12' 6" x 7' 8" (3.81m x 2.34m) With night storage heater, window to the rear.