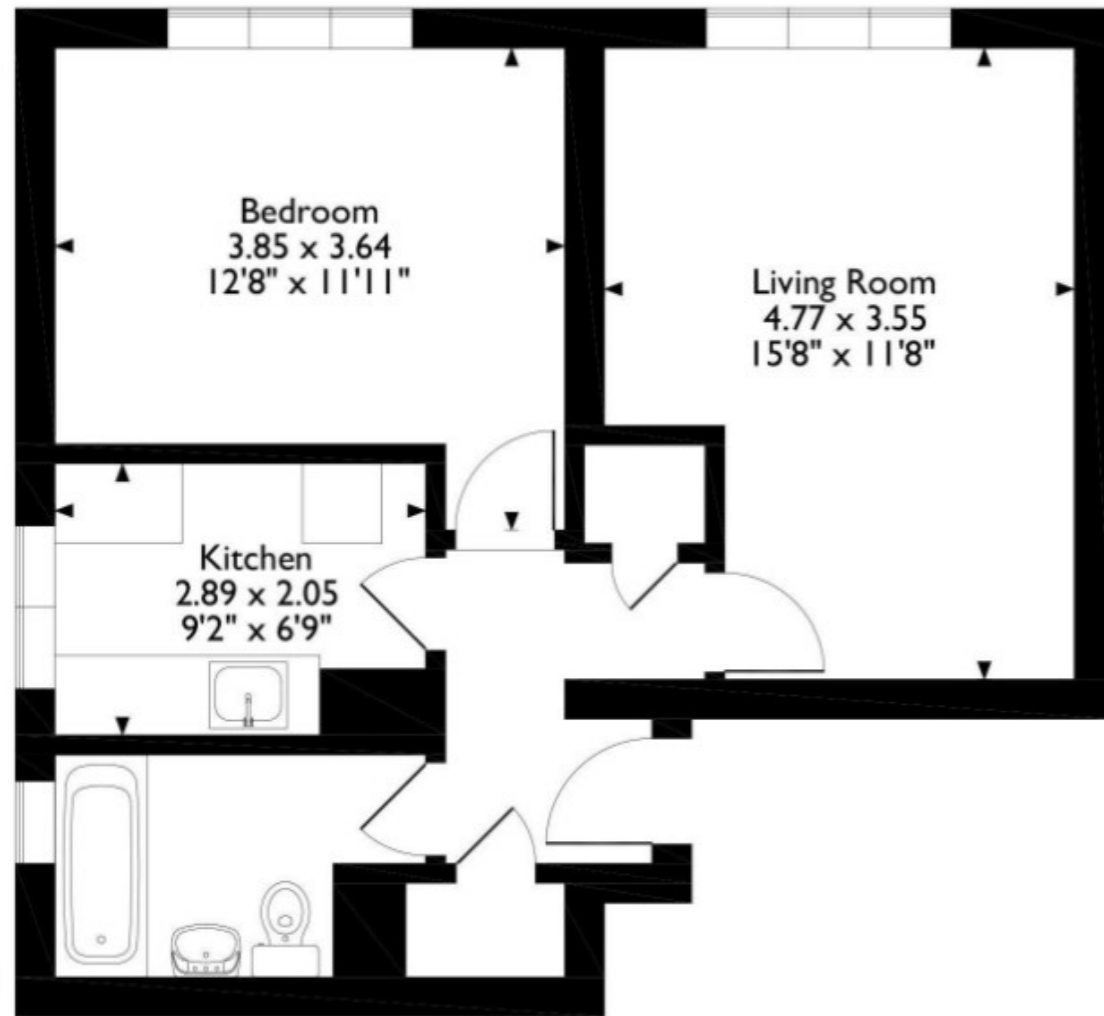


GRENVILLE COURT, ST AUSTELL

PRICE £85,000



FOR SALE: A ONE-BEDROOM FIRST-FLOOR FLAT LOCATED IN THE HEART OF ST AUSTELL. THIS PROPERTY OFFERS THE ULTIMATE CONVENIENCE WITH EASY WALKING ACCESS TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS. WITH NO ONWARD CHAIN, IT PRESENTS A FANTASTIC OPPORTUNITY FOR FIRST-TIME BUYERS OR INVESTORS. THE ACCOMMODATION COMPRISES A GENEROUSLY SIZED BEDROOM, AN OPEN-PLAN LOUNGE/KITCHEN PERFECT FOR MODERN LIVING, AND A WELL-APPOINTED BATHROOM. THE PROPERTY IS HEATED VIA WALL-MOUNTED ELECTRIC RADIATORS, ENSURING A COMFORTABLE ENVIRONMENT. DON'T MISS OUT ON THIS FANTASTIC OPPORTUNITY—SCHEDULE A VIEWING TODAY!

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.

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The Property

For Sale: A one-bedroom first-floor flat located in the heart of St Austell. This property offers the ultimate convenience with easy walking access to local amenities and excellent transport links. With no onward chain, it presents a fantastic opportunity for First-Time Buyers or investors. The accommodation comprises a generously sized bedroom, an open-plan lounge/kitchen perfect for modern living, and a well-appointed bathroom. The property is heated via wall-mounted electric radiators, ensuring a comfortable environment. Don't miss out on this fantastic opportunity—schedule a viewing today!

The lease is 990 years granted 30th January 2025. There is an annual service charge on the property of £1,129.24 which includes grounds maintenance, communal cleaning, management fees & insurance. The management agent is Ocean Housing.

*The service charge is subject to annual review.

Room Descriptions

Entrance Hallway

Step inside through the wooden front door. Inside, you'll find an intercom system, adding an extra layer of convenience and security. The property features two built-in storage cupboards, providing ample storage space—one of which houses the hot water cylinder and the consumer unit, ensuring practicality and efficient use of space.

Lounge / Diner

15' 7" x 11' 7" (4.75m x 3.53m)
The property features a double-glazed window to the front aspect, allowing natural light to brighten the space. Additionally, two electric storage heaters provide an efficient and reliable source of warmth, ensuring year-round comfort.

Kitchen

9' 0" x 6' 7" (2.74m x 2.01m) This functional kitchen space features a double-glazed window to the side aspect. Equipped with an extractor fan, the area ensures good ventilation for everyday use. A range of wall and base-mounted cupboards offers ample storage and organization options, while a built-in storage cupboard provides additional utility. There is basin and drainer alongside convenient space allocated for an electric oven and dishwasher.

Bathroom

6' 7" x 5' 6" (2.01m x 1.68m) This bathroom features frosted double-glazed windows on the side aspect, providing privacy while letting in natural light. Splash-back tiling and a bathroom suite including wash basin, bath, and W.C., catering to all essential needs. An extractor fan ensures effective ventilation

Bedroom

12' 7" x 9' 10" (3.84m x 3.00m)
This bedroom features a double-glazed window at the front aspect. An electric storage heater provides reliable warmth.