

GROUND FLOOR
738 sq.ft. (68.5 sq.m.) approx.



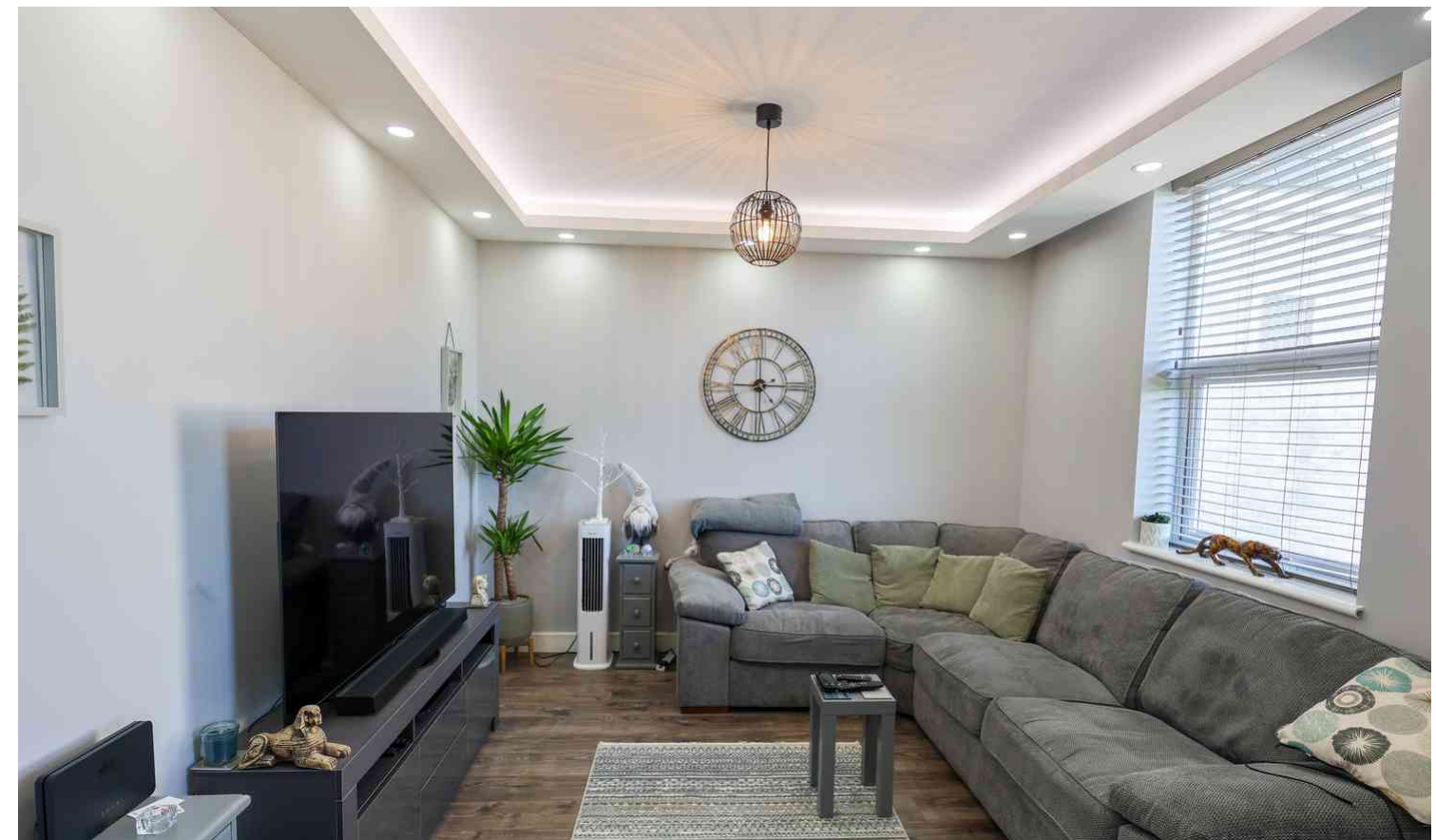
TOTAL FLOOR AREA : 738 sq.ft. (68.5 sq.m.) approx.
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NYA COURT, PRIORY ROAD, ST AUSTELL, CORNWALL PL25 5GH

PRICE £164,950



SITUATED ON THE FIRST FLOOR IS THIS SPACIOUS TWO DOUBLE BEDROOM APARTMENT ENJOYING EXCELLENT VIEWS OVER THE TOWN AREA AND OFFERING A QUIET POSITION YET WITHIN A SHORT DISTANCE TO THE TOWN CENTRE. THE APARTMENT IS IN EXCELLENT CONDITION AND OFFERS A HIGH LEVEL OF GOOD QUALITY FITTINGS AND FEATURES. THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, LOUNGE LEADING THROUGH TO A WELL FITTED KITCHEN WITH BUILT IN APPLIANCES, TWO DOUBLE BEDROOMS, MAIN BATHROOM AND AN EN SUITE SHOWER ROOM LEADING OF FROM THE MAIN BEDROOM. OUTSIDE THERE IS AN ALLOCATED PARKING SPACE. FOR ADDED CONVENIENCE THERE IS A LIFT FACILITY FOR INDIVIDUALS WITH WALKING DIFFICULTIES.



The Property

Situated on the first floor is this spacious two double bedroom apartment enjoying excellent views over the town and offering a quiet position yet within a short distance to the town centre. The apartment is in excellent condition and offers a high level of good quality fittings and features. The accommodation comprises of Entrance hall, lounge leading through to a well fitted kitchen with built in appliances, two double bedrooms, main bathroom and an en suite shower room leading of from the main bedroom. Outside there is an allocated parking space.

The windows are the Upvc type and the central heating is provided by an electric boiler feeding radiators and hot water..

Nya Court is a former college building that was converted to apartments during 2021/2022. This particular apartment was purchased from new by the current owners. It is located just on the edge of the town centre so is very convenient for access to the shops and public transport links. The historic market town of St Austell has a wide range of retail and leisure facilities as well as a mainline bus and railway station and several well regarded schooling facilities. St Austell borders the south Cornish coast with the popular villages of Carlyon Bay, Mevagissey and Charlestown being a short distance and offering stunning coastline views and beautiful coastal walks.

Room Descriptions

Entrance Hall

With intercom T.V screen to operate the main door access. Low level convenience lighting activated on motion, Large utility cupboard with space and plumbing for automatic washing machine, electric central heating boiler supplying radiators and hot water.

Living Room

3.3m x 3.44m (10' 10" x 11' 3") Attractive LVT wood effect flooring, window to the front, feature ceiling with mood lighting, recessed LED lighting.

Kitchen Area

2.14m x 3.78m (7' 0" x 12' 5") Fitted inset stainless sink unit, built in electric oven and ceramic hob and extractor canopy, built in dishwasher and fridge freezer. The kitchen enjoys a good range of base units and high level cupboards.

Bathroom

2.1m x 1.98m (6' 11" x 6' 6") A fully featured bathroom with excellent fitted and selection of bespoke tiled floor and walls comprising of a concealed cistern low level W.C. panelled bath with feature plinth lighting, wall mounted vanity basin with storage, electric wall mounted illuminated mirror, towel radiator, a shower console situated over the bath with body jets and two shower heads.

Bedroom 2

3.79m x 2.85m (12' 5" x 9' 4") Window to the front.

Bedroom 1

5.4m x 2.6m (17' 9" x 8' 6") window to the front, recessed lighting, door to the en suite.

En Suite Shower Room

1.47m x 2.57m (4' 10" x 8' 5") Fully tiled walls and floor, double shower with shower console featuring body jets and two shower heads, touch activated illuminated mirror, extractor, wall mounted vanity unit, concealed cistern W.C.