

**ROBERT ELIOT COURT, TREVARRICK ROAD, ST AUSTELL**

**PRICE £110,000**



**FOR SALE WITH NO ONWARD CHAIN, THIS CHARMING TWO-BEDROOM FIRST-FLOOR APARTMENT IS QUIETLY SITUATED WITHIN A SHELTERED OVER-55S COMMUNITY, JUST A STONE'S THROW FROM THE TOWN CENTRE. THE ACCOMMODATION INCLUDES A GROUND-FLOOR ENTRANCE LOBBY (WITH AN INSTALLED STAIR LIFT IF NEEDED), A LANDING, A KITCHEN, A LOUNGE, TWO BEDROOMS, AND A SHOWER ROOM. THE PROPERTY IS EQUIPPED WITH UPVC DOUBLE GLAZING, ELECTRIC NIGHT STORAGE HEATERS, AND PANEL RADIATORS. TO THE FRONT, THERE IS A SMALL GARDEN.**

**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.



## Room Descriptions

### Entrance Lobby

Entrance Lobby - Matching sealed glazed unit to left hand side of door. Fitted electric stair lift. Economy Seven Night Storage Heater. Mains enclosed fuse box. Landing 5.05 x 1.32 (16'6" x 4'3") - Wall mounted emergency pull cord with in-built speaker. Loft access hatch, airing cupboard housing the hot water tank with further slatted shelving.

### Lounge

3.89 x 3.58 (12'9" x 11'8") - Upvc double glazed bay window to rear providing a pleasant open outlook overlooking the Gover Valley, wall mounted electric fireplace. Night Storage Heater. Television aerial point. Telephone point.

### Kitchen

2.20 x 2.47 - maximum (7'2" x 8'1" - maximum) - Upvc double glazed window to front . Matching wall and base kitchen units. Roll top work surfaces. Stainless steel sink with mixer tap. Fitted electric oven with fitted four ring hob above and extractor over. Space for washing machine and fridge/freezer. Part tiled walls.

### Bedroom 1

3.29 x 3.03 (10'9" x 9'11") - Upvc double glazed window to rear with views over the Gover Valley.

### Bedroom 2

3.86 x 1.85 (12'7" x 6'0") - Upvc double glazed window to front. Telephone point. Television aerial point.

### Shower Room

1.67 x 2.39 (5'5" x 7'10") - Upvc double glazed window to the front. Modern three piece white shower suite comprising low level flush WC , shower enclosure with glass shower door and wall mounted Mira electric shower, pedestal wash basin. Tiled walls, shaver socket. Night Storage Heater.

### Outside

To the front of the property this apartment benefits from a small enclosed garden laid to lawn and enjoying a variety of shrubs and plants. All the communal areas are maintained by the management company.

## The Property

For sale with no onward chain, this charming two-bedroom first-floor apartment is quietly situated within a sheltered over-55s community, just a stone's throw from the town centre. The accommodation includes a ground-floor entrance lobby (with an installed stair lift if needed), a landing, a kitchen, a lounge, two bedrooms, and a shower room. The property is equipped with UPVC double glazing, electric night storage heaters, and panel radiators. To the front, there is a small garden.

St Austell town centre is situated within easy reach and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 9 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 15 miles from the property.

Agents Note - This property is available to those aged 55 years and over and capable of independent living. The service charge is £2,520 which includes ground rent.

The property is Leasehold, 100 year lease commencing 1984

We understand the Lease says no pets but several residents have pets and possibly by agreement with the Warden