

GROUND FLOOR



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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.



25 CLEARWATER VIEW, SANDY HILL, ST AUSTELL, CORNWALL PL25 3FD

PRICE £69,950



LIDDICOAT & COMPANY ARE PLEASED TO OFFER TO THE MARKET THIS ONE BEDROOM FLAT LOCATED IN THE POPULAR AREA OF SANDY HILL. THIS PROPERTY IS AVAILABLE WITH NO ONWARD CHAIN. CASH BUYERS ONLY. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE LOBBY WITH CUPBOARD HOUSING HOT WATER UNIT, SHOWER ROOM, LOUNGE/KITCHENETTE AND BEDROOM. THE PROPERTY BENEFITS FROM NIGHT STORAGE HEATERS AND PANELS RADIATORS. OUTSIDE ALLOCATED PARKING SPACE.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

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The Property

Liddicoat & Company are pleased to offer to the market this one bedroom flat located in the popular area of Sandy Hill. This property is available with no onward chain. CASH BUYERS ONLY. In Brief the accommodation comprises of Entrance lobby with cupboard housing hot water unit, shower room, lounge/kitchenette and bedroom. The property benefits from night storage heaters and panels radiators. Outside allocated parking space.

Room Descriptions

Communal Hall

Entrance

Airing Cupboard. Doors leading to:

Kitchen / Living Room

3.57m x 6.2m (11' 9" x 20' 4")
Window to the rear. Roll top work surface with wall and base mounted units.
Stainless steel sink and drainer.

Bedroom

3.2m x 2.8m (10' 6" x 9' 2")
Window to the rear.

Shower Room

2.14m x 1.7m (7' 0" x 5' 7")
of irregular shape. White suite comprising of: WC, wash hand basin and shower cubicle.

AGENTS NOTE

There is a 125 year lease from 2008 with the following charges payable by the property owner:

Ground rent - £240 per annum

Additional Ground Rent - £1,060 per annum

Service charge - TBC

The Initial Service - £515.04 per annum