

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The agent has not tested any fixtures, fittings or services and therefore cannot guarantee as to their condition. Prospective buyers are advised to make their own investigations.

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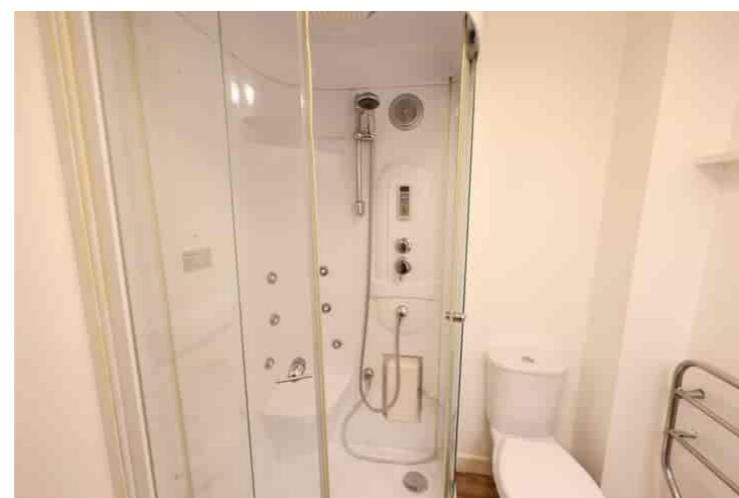
CLEARWATER VIEW ST AUSTELL

PRICE £95,000



FOR SALE - CHAIN FREE THIS WELL-POSITIONED ONE-BEDROOM GROUND FLOOR APARTMENT OFFERS ALLOCATED PARKING AND IS PERFECT FOR FIRST-TIME BUYERS OR INVESTORS. IDEALLY LOCATED JUST A 5-10 MINUTE WALK FROM THE TOWN CENTRE, THE PROPERTY PROVIDES EASY ACCESS TO LOCAL SHOPS AND SCHOOLS. THE ACCOMMODATION INCLUDES AN ENTRANCE HALL WITH STORAGE, A SPACIOUS OPEN-PLAN LOUNGE WITH A SEPARATE KITCHEN AREA, A MODERN SHOWER ROOM, AND A COMFORTABLE DOUBLE BEDROOM. A 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.



The Property

For Sale – Chain Free This well-positioned one-bedroom ground floor apartment offers allocated parking and is perfect for first-time buyers or investors. Ideally located just a 5–10 minute walk from the town centre, the property provides easy access to local shops and schools. The accommodation includes an entrance hall with storage, a spacious open-plan lounge with a separate kitchen area, a modern shower room, and a comfortable double bedroom. New carpets have been fitted and recently redecorated. A fantastic opportunity—schedule a viewing today!

Leasehold term - Lease of 125 years granted from 17th August 2007. Service charge £1086.46 per annum and ground rent £78.07 per quarter

Room Descriptions

Entrance Hall

This property features an entrance phone for secure access, and a storage cupboard housing an electric boiler supplying hot water. A telephone point is also included for convenience.

Living/dining Room

11' 8" x 20' 3" (3.56m x 6.17m) The spacious open-plan living area benefits from a rear-facing window, allowing natural light to fill the space.

Kitchen Area

6' 6" x 9' 6" (1.98m x 2.90m) The kitchen is well-appointed with a range of light wood-fronted units, complemented by a built-in oven, a four-ring hob, a stainless steel splashback, and a stainless steel extractor. There is also space and plumbing for a recently installed washing/drier, along with a built-in fridge/freezer for added convenience.

Bedroom

10' 5" x 9' 3" (3.17m x 2.82m) With window to the rear. Electric panel radiator.

Shower Room

5' 8" x 7' 0" (1.73m x 2.13m) The bathroom is stylishly appointed with a wash hand basin set on a wood-finished workspace with storage below, complemented by two plinth downlighters. It features a low-level WC and a large shower enclosure equipped with body jets, twin shower heads, and a built-in music system. An electric towel radiator, shaver socket, and extractor fan complete the space, ensuring comfort and convenience.

Outside

To the rear of the property there is an allocated parking space.