

## ROBERT ELIOT COURT TREVARRICK ROAD, ST AUSTELL

PRICE £108,000



**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 , A LANDING, A KITCHEN, A LOUNGE, TWO BEDROOMS, AND A SHOWER ROOM. THE PROPERTY IS EQUIPPED WITH UPVC DOUBLE GLAZING, SOME ELECTRIC NIGHT STORAGE HEATERS, AND PANEL RADIATORS.**

**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

With Upvc door, night storage heater and stairs to the first floor.

### Landing

With window, voice intercom to the on site warden. Cupboard housing hot water tank.

### Lounge

11' 10" x 11' 5" (3.61m x 3.48m)  
With bow window to the rear, mock fireplace, night storage heater.

### Kitchen

8' 5" x 7' 5" (2.57m x 2.26m)  
Window to the front, built in NEFF oven hob and extractor fan, Stripe light, space and plumbing for washing machine, A range of fitted base cupboards and high level cupboards.

### Shower room

8' 3" x 5' 6" (2.51m x 1.68m)  
Window to the front, concealed cistern W.C. vanity unit with cupboards below, fully tiled walls, shower cubicle with Mira Sport electric shower, built in storage cabinet, downflow electric heater.

### Bedroom 1

9' 11" x 8' 10" (3.02m x 2.69m)  
Window to the rear, panel radiator.

### Bedroom 2

6' 3" x 12' 10" (1.91m x 3.91m)  
With window to the front.

## 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, a landing, a kitchen, a lounge, two bedrooms, and a shower room. The property is equipped with UPVC double glazing, some electric night storage heaters, and panel radiators. Parking is available on the site but not allocated.

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

Location - 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.

Directions - From St Austell proceed towards Truro on the B3274. Pass straight through the traffic lights with the high rise flats on the left. Take the next right onto Trevarrick Road and turn immediately left onto Robert Eliot Court.