



**Heligan House**  
**Pentewan**  
**St Austell**  
**Cornwall**  
**PL26 6EN**

**Offers in Excess of £185,000**

**bettermove**

## St Austell

Bettermove are proud to welcome to the market this charming one bedroom ground floor apartment in a grade II listed building in Heligan, available with no forward chain.

The property is leasehold with 997 years remaining on the lease and all flats own a share of the freehold; the ground rent is £5 per year and the service charge is £150 per month. The council tax band is B.

There is a private entrance leading directly into the apartment. The interior of this beautifully presented property comprises an open plan lounge/diner/modern fitted kitchen, bedroom with fitted wardrobe and shower room.

Sitting within private grounds of approximately eight acres, the property benefits from ample communal gardens with lawn and patio seating areas, perfect for enjoying the summer months. There is off road parking available with a garage in a separate block.

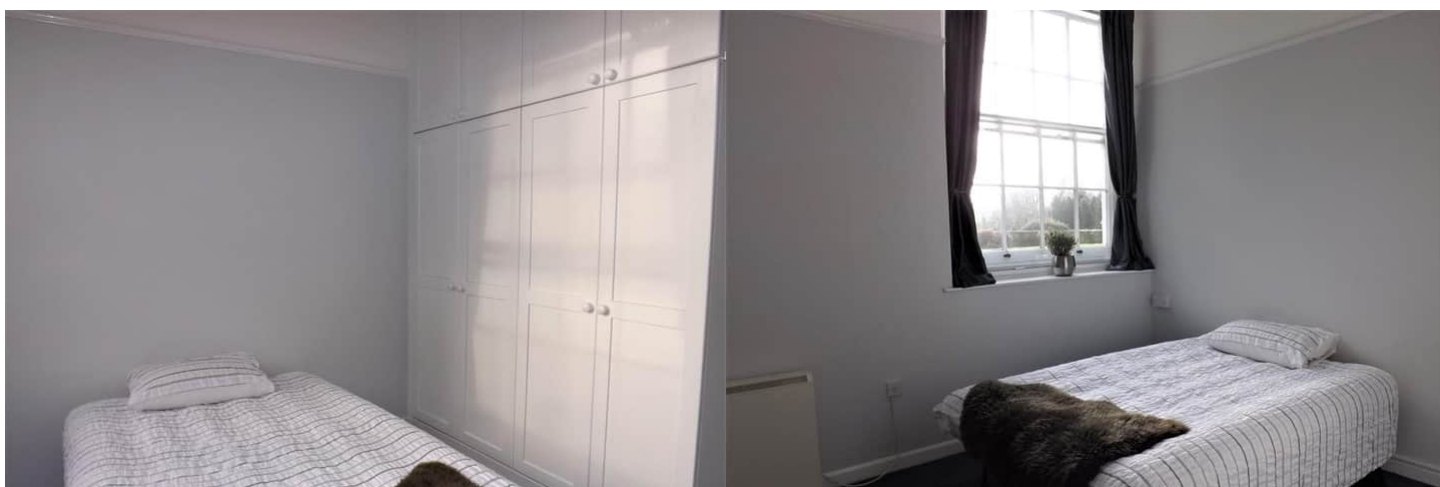
Located in the sought after area of Heligan, the property is just a short drive from the beaches of Pentewan and Polstreath with amenities found in the nearby town of St Austell. Transport links can be found from the A390 and St Austell rail station.

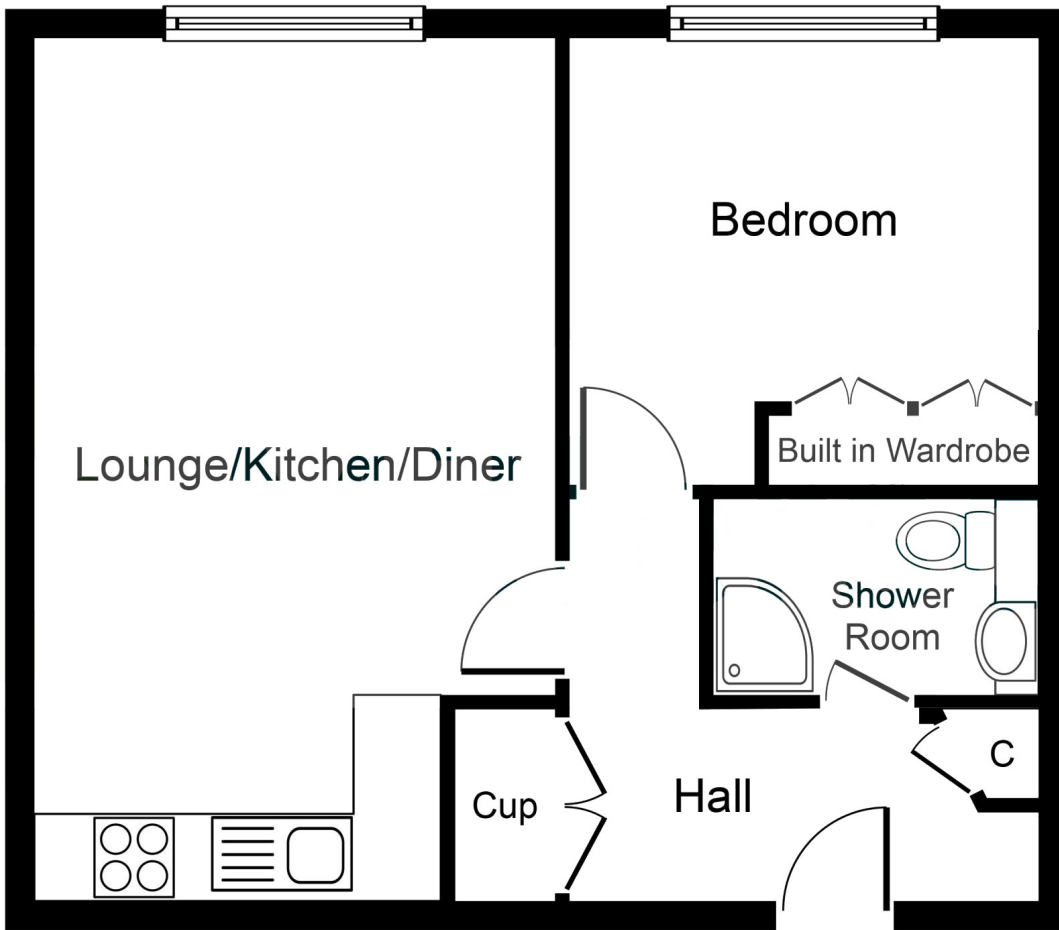
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**Ground Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

Copyright V360 Ltd 2019 | www.houseviz.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)