

4TH FLOOR APARTMENT **BRIDGE ROAD, ST AUSTELL**

2 BEDROOM SPACIOUS APARTMENT

Jefferys are delighted to present this spacious 2 bedroom apartment situated on the fourth floor and within walking distance of the town and amenities. This apartment with views over the park would ideally suit those seeking an affordable home or an investment buyer.

In brief the property comprises:
Entrance Hall with secure phone entry, Lounge/Diner, Kitchen,
2 Bedrooms and Shower Room.

Available with No Onward Chain
Early Viewing is Recommended

Key Features

Spacious Apartment

Generous Lounge

2 Double Bedrooms

Park & Valley Views

Secure Entry System

Investment
Opportunity

No Onward Chain

About The Property and Location

Situated in the centre of the market town of St Austell, this spacious apartment in Park House is situated on the 4th floor. Park House has benefited from recent updates including an improved entrance with secure entry system with access to 2 well-maintained lifts. There is a communal laundry room. The apartment has views towards the Gover Valley and a tree lined park. With two good size bedrooms, spacious lounge with kitchen off, this apartment is being sold with no onward chain and would make an ideal investment opportunity with an expected rental income around £650 PCM.

Park House is centrally located and ideally situated with a health centre, supermarket and public house within the immediate facility and further shops in the town centre just a short stroll. The market town of St Austell also offers a mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Close by is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hallway

L-shaped entrance hall with phone secure entry system. Sprinkler system. Consumer unit. Night storage heater. Double storage cupboard with additional cupboards over.

Lounge/Diner

17' 1" x 10' 6" (5.2m x 3.2m)

Two uPVC double glazed tilt and turn windows with views towards the Gover Valley. Two ceiling lights. Night storage heater. Space saving door to:

Kitchen/Breakfast Room

13' 5" x 6' 7" (4.1m x 2.0m)

Antique pine wall and base units with drawers and worktop over incorporating a single bowl stainless steel sink. Part-tiled walls. Space for cooker and fridge/freezer. Built in decorative shelving. Breakfast area with uPVC double glazed tilt and turn window with attractive views across the park and towards the town. Vinyl flooring.

Bedroom

13' 9" x 9' 10" (4.2m x 3.0m)

uPVC double glazed tilt and turn window with views towards the Gover Valley. Night storage heater.

Bedroom

13' 9" x 7' 10" (4.2m x 2.4m)

uPVC double glazed tilt and turn window, also with views towards the Gover Valley. Wall panel heater.

Shower Room

6' 7" x 5' 7" (2.0m x 1.7m)

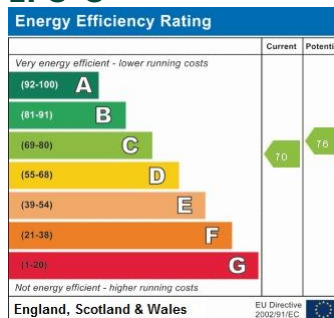
Double shower cubicle. WC and wash-hand basin. Light and extractor.

Parking

Parking space in a locked communal garage by arrangement with Ocean Housing on a rental basis. On street parking can be found close by.

Additional Information

EPC 'C'



Council Tax Band 'A'

Services - The property is connected to mains services for electricity, water and drainage.

Tenure – Leasehold (This apartment was granted a 125 year lease in 1982 which leaves 83 years remaining).

Storage - Substantial storage cupboard on the ground floor for bikes etc. with numbered lockable space

Charges

Ground Rent - £10 p.a.

Service Charge – Variable* (1/67th of yearly maintenance costs). Service charge includes buildings insurance approx. £70)

*Service charges are invoiced September for the previous financial year and includes Section 20 planned works completed in the previous financial year. Any works planned for 2024/25 will be advised by Notice by the landlords (Ocean Housing).

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Entrance to Building



Apartment Entrance



Lounge



Kitchen



Kitchen



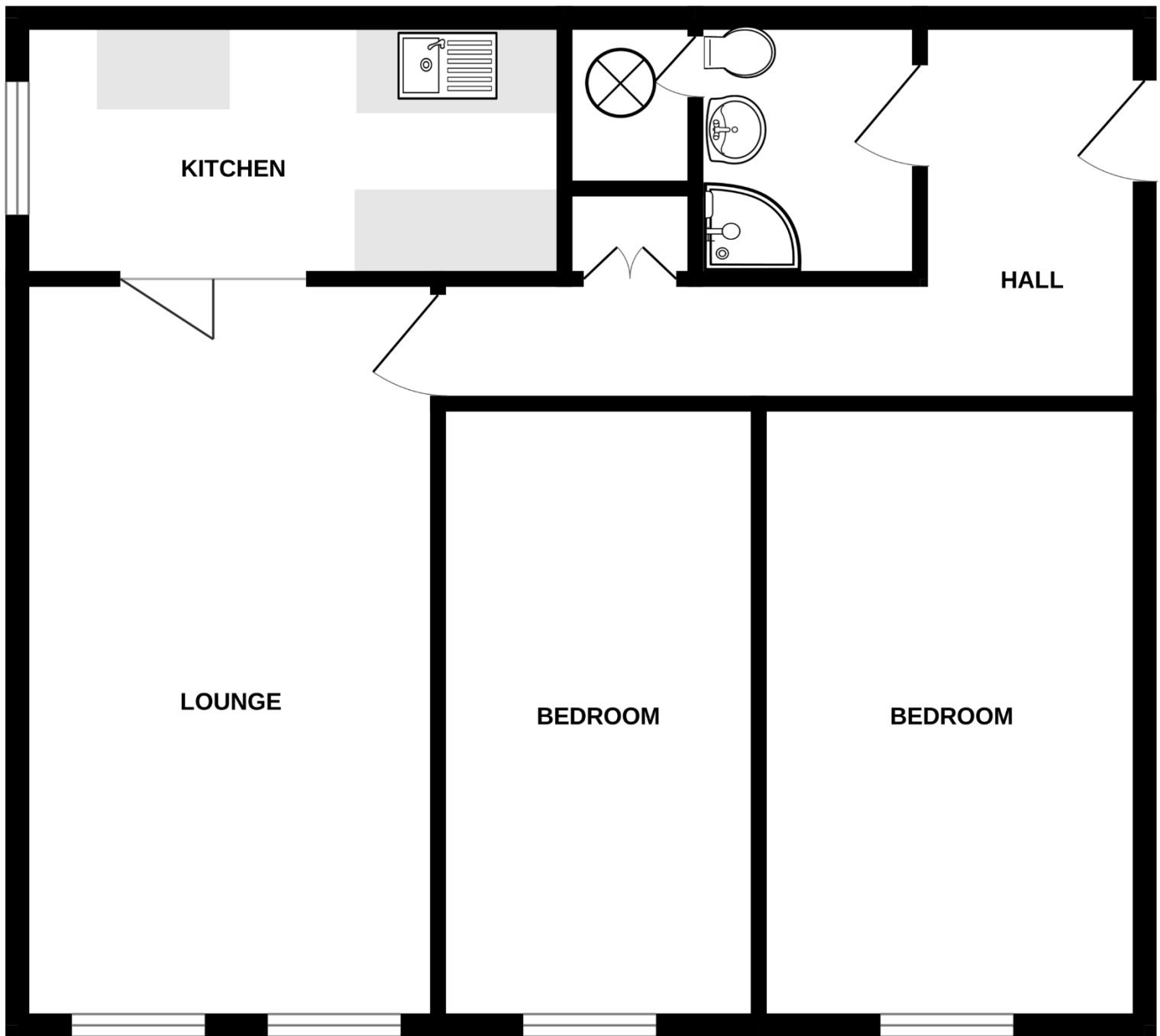
Shower Room



Communal Laundry Room



View from Kitchen Window



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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