

Burrows ESTATE AGENTS

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The Sycamores, Trevarthian Road, St Austell, PL25 4BH



£90,000 Leasehold

- Well appointed 2 bedroom first floor retirement flat
- Highly regarded retirement housing complex
- Available to over 55's
- Vacant possession, no ongoing chain
- Communal facilities includes garden and parking
- Entrance hall, lounge/dining room, kitchen
- 2 Bedrooms, shower room with electric shower
- Night storage heating
- Guest suite available for family and friends
- Communal lift to the property

This is a well appointed 2 bedroom first floor apartment located within the popular and highly regarded retirement complex of The Sycamores, within walking distance of St Austell's main town centre and amenities along with bus depot and railway line. The accommodation in brief comprises of entrance hall with airing cupboard and further storage cupboard, dual aspect lounge/dining room which leads to the kitchen. Two bedrooms and shower room. The apartment enjoys use of the communal gardens, a communal lounge for the residents, library, guest suite for family and friends, fitness suite and communal laundry room. Communal lift available to the property.

Accommodation

Entrance	Approached via entrance door with steps leading up to the main entrance and stairs to first floor.
Hallway	Doors off to all rooms, double doors to large storage cupboard and door to cupboard housing hot water heater. Telephone point. Entry phone.
Lounge/dining room	14' 3" x 13' 8" (4.34m x 4.16m) Light and attractive room via windows to front and side. TV aerial point. Telephone lead. Electric fire and night storage heater. Door to kitchen.
Kitchen	11' 1" x 5' 5" (3.38m x 1.65m) Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over with inset sink unit and part tiled walling adjacent. Cooker space, space and plumbing for washing machine and further low level appliance space, extractor fan. Window to side.
Bedroom 1	11' 1" x 8' 6" (3.38m x 2.59m) into recess plus double doors to built-in wardrobe. Night storage heater. Window to front.
Bedroom 2	14' 5" x 6' 7" (4.39m x 2.01m) maximum including built-in cupboard. Night storage heater and window to side.
Shower room	6' 5" x 5' 6" (1.95m x 1.68m) Fitted with a corner shower cubicle with electric Mira shower and glazed screen, pedestal wash hand basin and close couple w.c. Towel radiator and part tiled walling.
Outside	Outside there are communal gardens with areas of lawn and patio. Communal parking.
Agents notes	At least 90 year lease remaining. Ground rent of £10 per year. Annual management fee £1,440.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band B correct as at June 2023

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

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 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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