

Clearwater View Sandy Hill, St. Austell, Cornwall, PL25 3FD



£110,000

- Available with vacant possession no ongoing chain
- A stylish and contemporary 1 bedroom apartment
- Generous open plan living accommodation
- Conveniently positioned within Clearwater View Sandy Hill development
- Kitchen/lounge/diner, bedroom, storage cupboard, bathroom
- Double glazing, electric heating
- Communal green space/gardens and ample communal parking

Burrows are pleased to launch this stylish and appealing 1 bedroom first floor apartment.

This is a turnkey property which offers a generous open plan kitchen/lounge/diner and cosy living accommodation

A generous open plan kitchen/lounge/diner offers cosy living accommodation. The property has double glazing throughout and is powered by electric heaters.

There are communal gardens on the development and ample communal parking. The property is comprised of an entrance to a kitchen/lounge/diner, bedroom, cupboard and bathroom.

Positioned within Sandy Hill this apartment is close to a range of amenities, schooling plus links and walking distance from St Austell town centre, Charlestown and the train station. Early viewings to appraise internally are highly advised.

Accommodation

First Floor Entrance

Door opens to living accommodation.

Kitchen/Lounge/Diner

18' 3" x 11' 1" (5.56m x 3.38m) Opening to 25' x 8'3" (7.61 x 2.51m). This generous living accommodation is well subdivided and offers kitchen to one side. The kitchen area is a modern and clean kitchen comprising of a range of wall and base units with working surface over including peninsular/breakfast bar, integrated fridge/freezer and hob with extractor hood over. Concealed washing machine and sink.

To the farther side of the room is the lounge area which has a window to the side, radiator, entrance phone, flow master control, TV socket and telephone socket.

Bedroom 1

10' 8" x 9' 0" (3.25m x 2.74m) Window to front TV socket, telephone socket and radiator.

Bathroom

6' 6" x 6' 0" (1.98m x 1.83m) Bathroom suite is comprised of a concealed WC and vanity unit sink, towel radiator, bath with mixer tap shower over and tiled surround splashback, extractor fan and shaver socket.

Cupboard

3' 2" x 3' 0" (0.96m x 0.91m) Hot water unit, additional useful storage/airing cupboard.

Outside

The property has a pathway leading to the entrance porch. The entrance porch opens with a flight of stairs to the first floor where the property is positioned. Surrounding the building are numerous green spaces, some seating and the area has been landscaped and finished. To the rear is unreserved residential communal parking.

Agent's notes

This property is leasehold and has a maintenance charge of £85 per month and a ground rent of £262.50 per annum. The lease length was 125 years as of 17/8/2008.

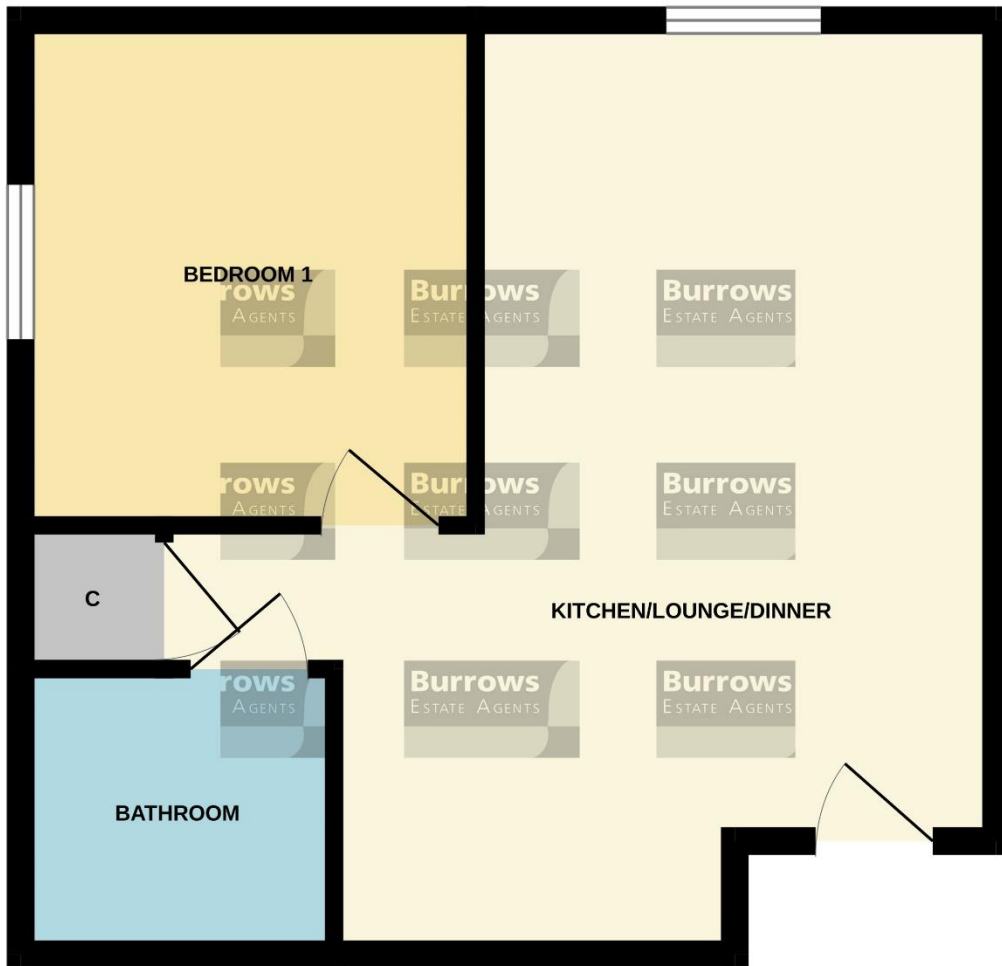
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band A correct as at February 2024

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
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 399 sq.ft. (37.1 sq.m.) approx.

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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