



1 bed apartment to buy in PL25

Trinity Street, St. Austell, Cornwall, PL25
5FD

£55,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Permit Parking parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ 563 sq ft (52 sq m) of Bright,
Open-Plan Living
- ✓ Spacious 17'2 x 8'9 Double
- ✓ Secure Entry System
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Set on the fourth floor of the White River development, this one-bedroom apartment offers a bright, contemporary 563 sq ft (52 sq m) of living space with far-reaching views over St Austell's rooftops and surrounding treeline.

The open-plan kitchen/living room is a generous 26'3 x 11'5, with soft grey carpet underfoot, a Juliet balcony behind full-height glazed doors, and a fitted kitchen in cream gloss units with wood-effect worktops, a stainless steel splashback to the gas hob and matching extractor hood and space for a dining table. The double bedroom measures a spacious 17'2 x 8'9 and comes with a substantial run of fitted wardrobes, plus a window framing leafy outlooks. A well-appointed bathroom with bath, overhead shower and vanity unit completes the accommodation.

Residents also benefit from a shared roof terrace, a real bonus for a flat of this size, taking in views across the town and out toward the surrounding countryside. The building itself is well-maintained, with a naturally lit, skylighted communal landing and secure entry system. There is also the benefit of an allocated parking space within a secure car park.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 234

Annual Ground Rent Amount: £325.00

Annual Service Charge Amount: £1,926.00

Price: Starting Bid £55,000

Property Type: Apartment

Parking: Permit Parking, Residents, Secure

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

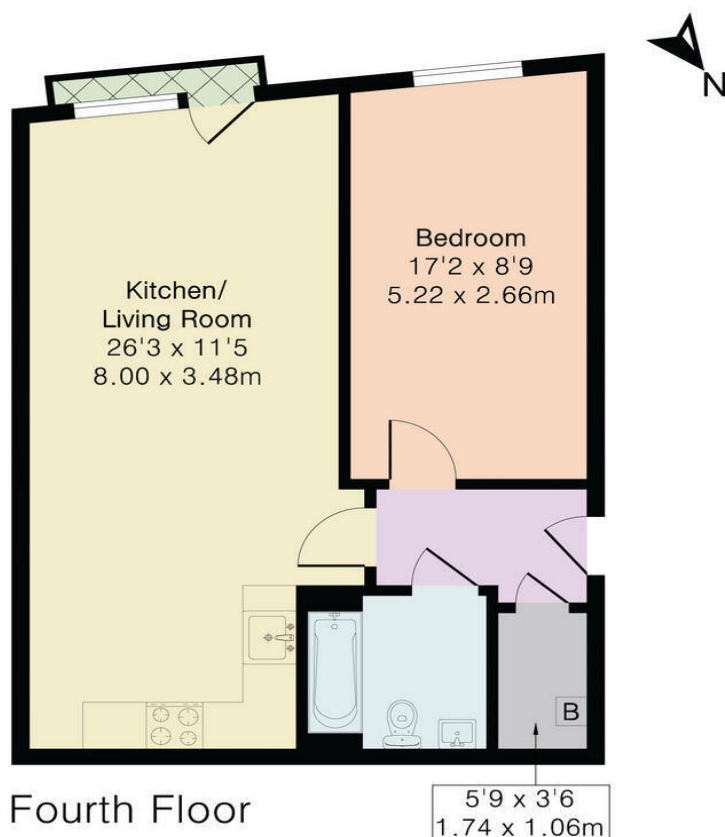
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approximate Gross Internal Area 563 sq ft - 52 sq m



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

Trinity Street, St. Austell, Cornwall, PL25 5FD

Contact your local branch today for more information on this property:

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