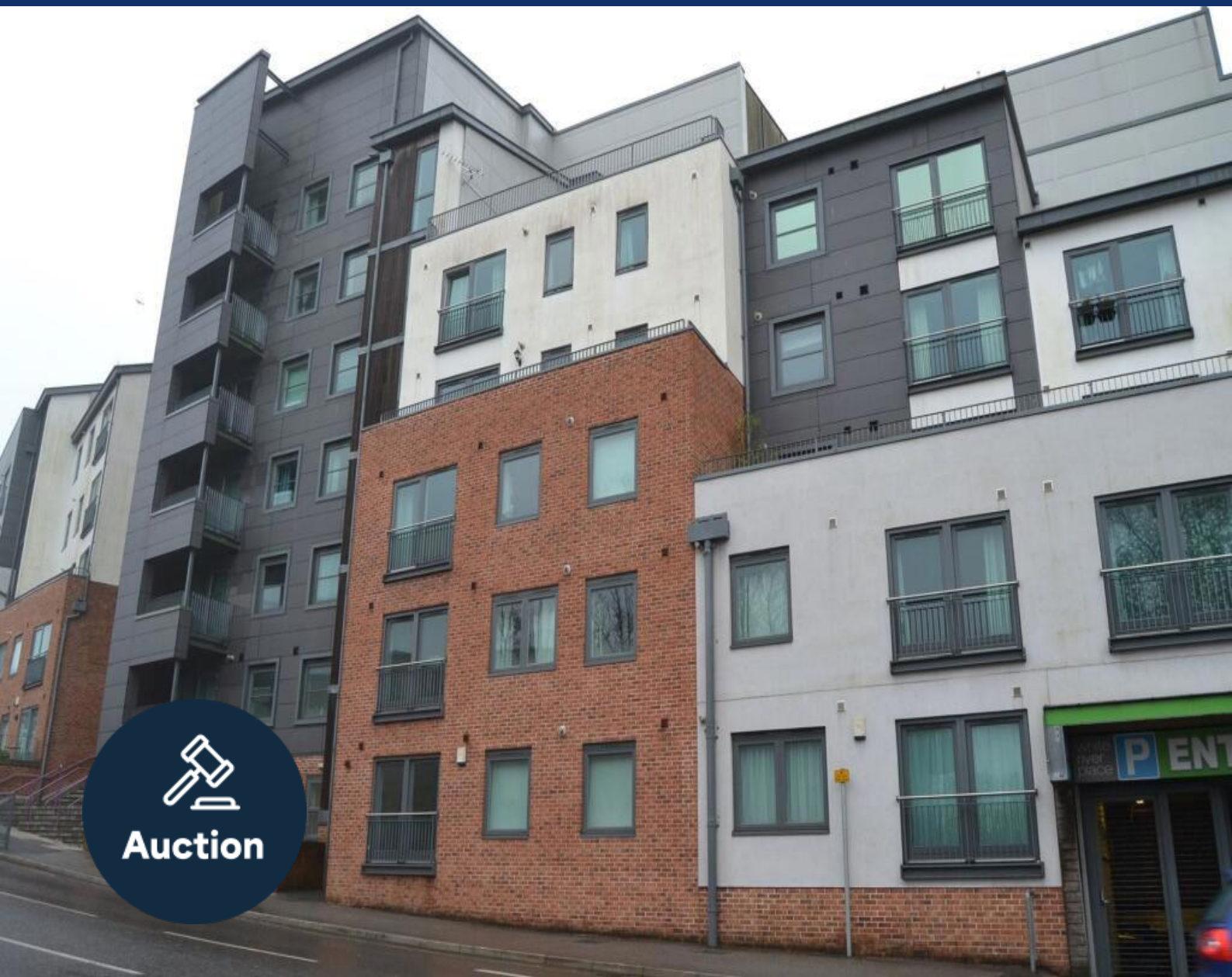




2 bed flat to buy in PL25

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

£80,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Open plan lounge/kitchen/diner
- ✓ En-suite with Modern shower enclosure
- ✓ Allocated parking
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ 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

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000

This well-presented two-bedroom, two-bathroom flat offers contemporary living across a thoughtfully designed layout. The spacious reception room is bathed in natural light from a large window, complemented by a neutral decor, making it an ideal space for relaxation or entertaining. The property features a stylish kitchen with sleek modern units, ample storage, integrated oven and hob, and attractive laminate wood effect flooring, providing both functionality and a warm, inviting atmosphere. One of the rooms benefits from a Juliet balcony via large windows, offering scenic views and an abundance of day-light.

Additional benefits include allocated parking & two modern bathrooms: one features a bath-tub with a glass shower screen, wall-mounted mirror cabinet, and wood effect flooring, while the other boasts a contemporary shower enclosure and a stylish wooden toilet seat. The property's design prioritises comfort and practicality, with thoughtful fixtures and ample countertop space in the kitchen. With its balance of stylish features, bright interiors, and efficient use of space, this flat offers a welcoming and versatile home ideal for a variety of lifestyles.

Please note this property is currently tenanted until end of June 2026 & advertising pictures were taken prior to their occupancy in 2019.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 235

Annual Ground Rent Amount: £325.00

Annual Service Charge Amount: £1,926.00

Price: Starting Bid £80,000

Property Type: Flat

Parking: Allocated

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

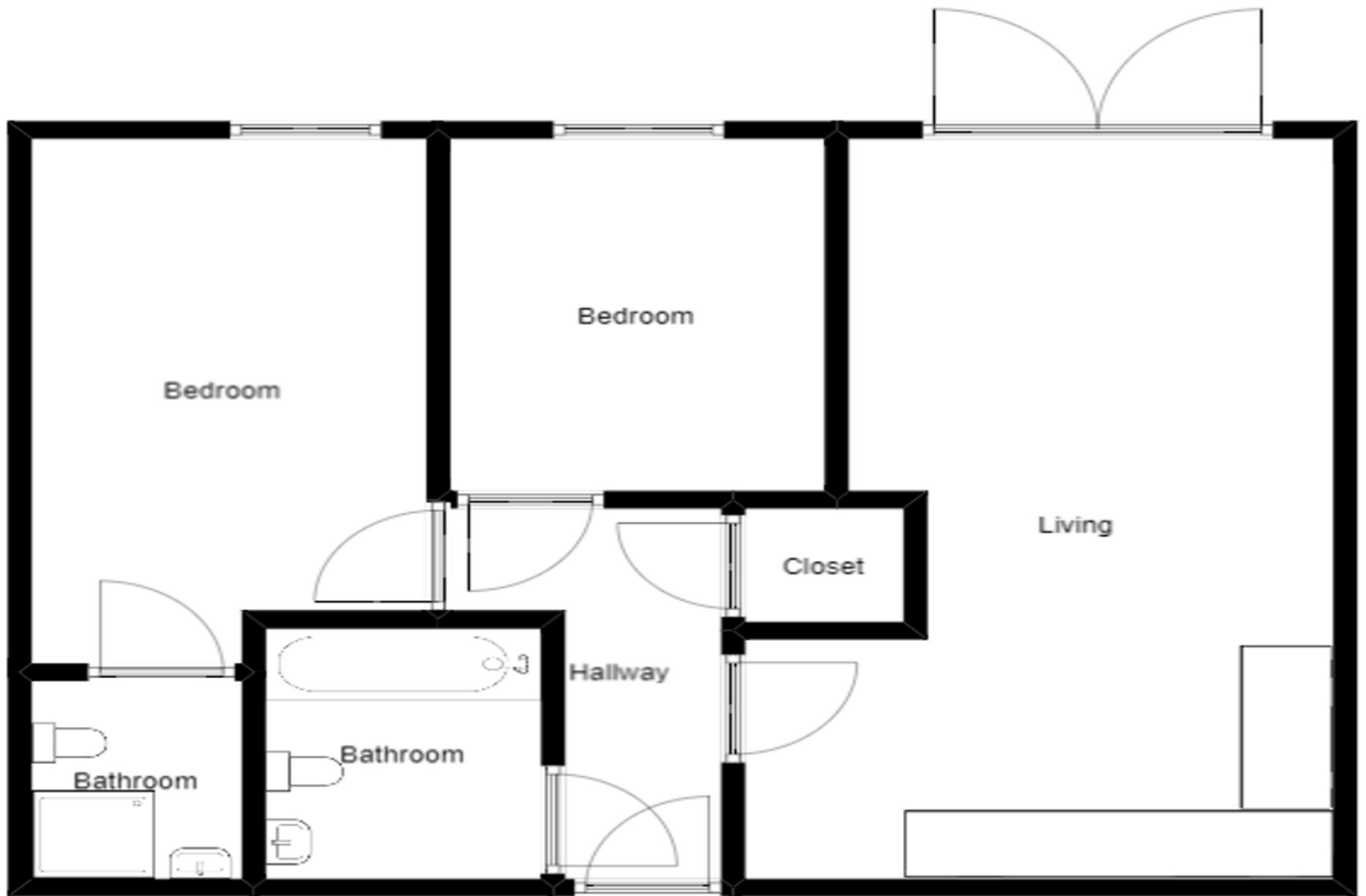
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



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

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

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

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

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