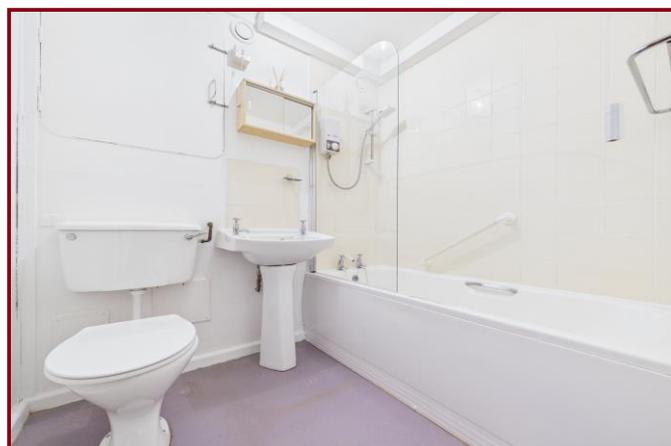




**MAP estate agents**  
Putting your home on the map

**Park House,  
Bridge Road, St. Austell**

**Monthly Rental Of £700**





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## **Property Introduction**

Available immediately and unfurnished is this two bedroom apartment.

Located on the tenth floor, there are of course elevated views across the town, towards the the viaduct and surrounding countryside, there is lift access provided.

Recently redecorated there is double glazing and electric heating and well proportioned rooms. Within the building is a useful laundry room.

Situated close to the town centre, and one mile from St Austell railway station.

Nil deposit scheme available.

## **Location**

This apartment is located on the edge of St Austell town with the town offering a wide range of retail outlets and eateries. There is a leisure centre, and the mainline railway station is approximately one mile away with a direct rail link to London Paddington.

The Cathedral city of Truro is approximately thirteen miles from the property by either road or rail. Nearby attractions include Charlestown, Mevagissey, The Lost Gardens of Heligan and The Eden Project.

## **ACCOMMODATION COMPRISES**

The bright and welcoming communal entrance has a security entry system and lifts to all floors. Taking the steps or lift to the first floor there is a communal laundry facility, and further external exit to a parking area. Taking the lift to the tenth floor you arrive to the hallway leading to six apartments.

Entering the apartment the reception hall has an intercom system, a storage heater and a storage cupboard with doors leading to the two bedrooms, living area and bathroom.

The lounge/diner has elevated views to the town, the viaduct and surrounding countryside, wood effect flooring, a storage heater a door leading to the kitchen/breakfast room. Having a double glazed window to side aspect there is a wealth of storage

incorporating cupboards and drawers units and a useful breakfast bar, plus a recess suitable for an electric oven and fridge/freezer.

Both bedrooms are well-proportioned with a larger and smaller double room, both have double glazed windows, wood effect flooring and electric heaters.

The bathroom has a white three piece suite with a panelled bath with electric shower over, wash hand basin and WC.

### SERVICES

We understand the property is Council Tax band A and the property is served by mains water, mains drainage and mains electric.

### RESTRICTIONS

Ideally suited to someone working in town. There is a strict no smoking policy throughout the building. Due to the head lease unfortunately pets are not considered. Those in receipt of housing benefits must have a working guarantor.

### AGENT'S NOTE

There is no designated parking with this property, however we do understand permits can be obtained via Ocean Housing.

### DIRECTIONS

Starting at the A390 roundabout with a petrol station, McDonalds and a Travelodge, head into town along South Street. Take the first left into Moorland Road, at the end turn left passing the Co-Op supermarket and first right into Bridge Road. The development will be immediately noticeable on your right hand side. What3Words location point [///skills.pilots.condition](https://www.what3words.com/skills.pilots.condition)

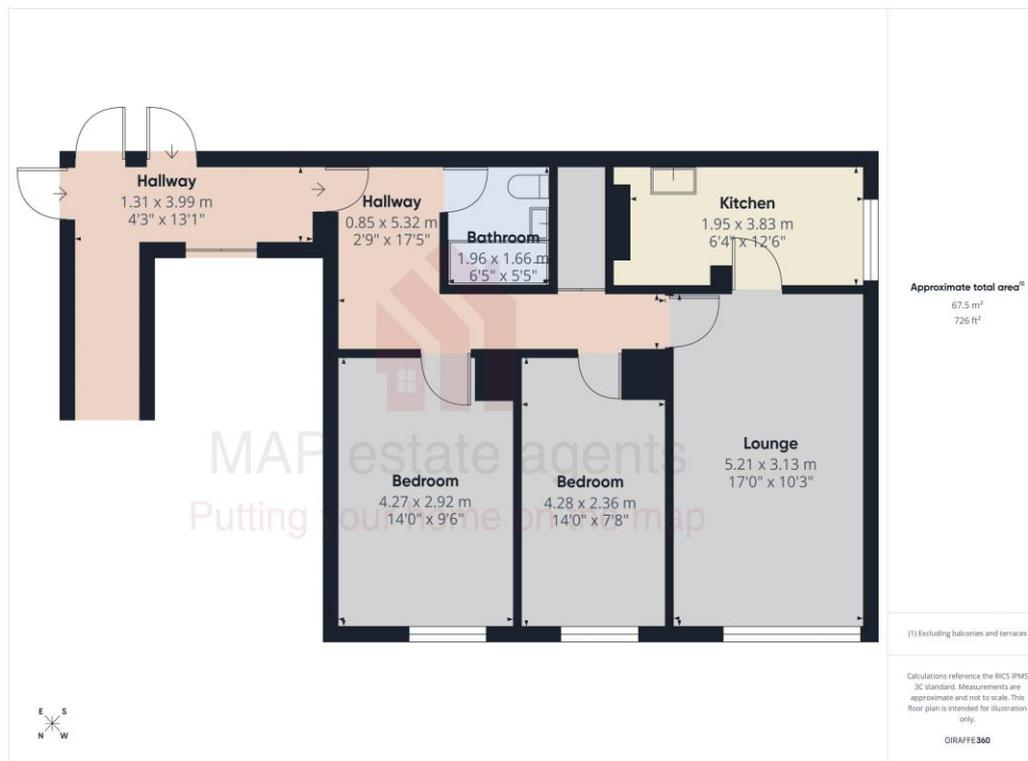


| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C | 69      | 74        |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |



## MAP's top reasons to view this home

- Available immediately
- Unfurnished apartment
- Two bedrooms
- Kitchen/breakfast room
- Well-proportioned lounge
- 10th floor with lifts
- Convenient town centre location
- Security entry phone system
- Double glazing and electric heating
- Nil deposit scheme



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