

LOT  
**119**

9, Park House, Bridge Road, St Austell, Cornwall PL25 5HD

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom second floor purpose built leasehold flat, with ground floor storage room, requiring modernisation, whilst being conveniently situated for St Austell town centre. Park House has a communal hallway with intercom system, staircase and lifts to all floors, along with a communal laundry room on the first floor. The property is likely to appeal to residential lettings investors and owner occupiers given its proximity to the town centre.

### Situated

St Austell offers a wide range of shopping, leisure and educational facilities catering for all age groups, along with a mainline railway station, business and retail parks, being readily commutable to the A30/A390 road network.

### Ground Floor

Communal entrance hall, intercom entry system, staircase and lifts to all floors and a lock up store room serving flat 9.

### First Floor

Communal Laundry room.

### Flat 9 - Second Floor

Entrance hall, sitting room, kitchen, shower room and two bedrooms.

### Viewings

Strictly by prior appointment with Stratton Creber St Austell 01726 73254. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

D

### Council Tax Band

A

