

Rashleigh Road, Duporth, St. Austell

Asking Price: £315,000

Miller Countrywide













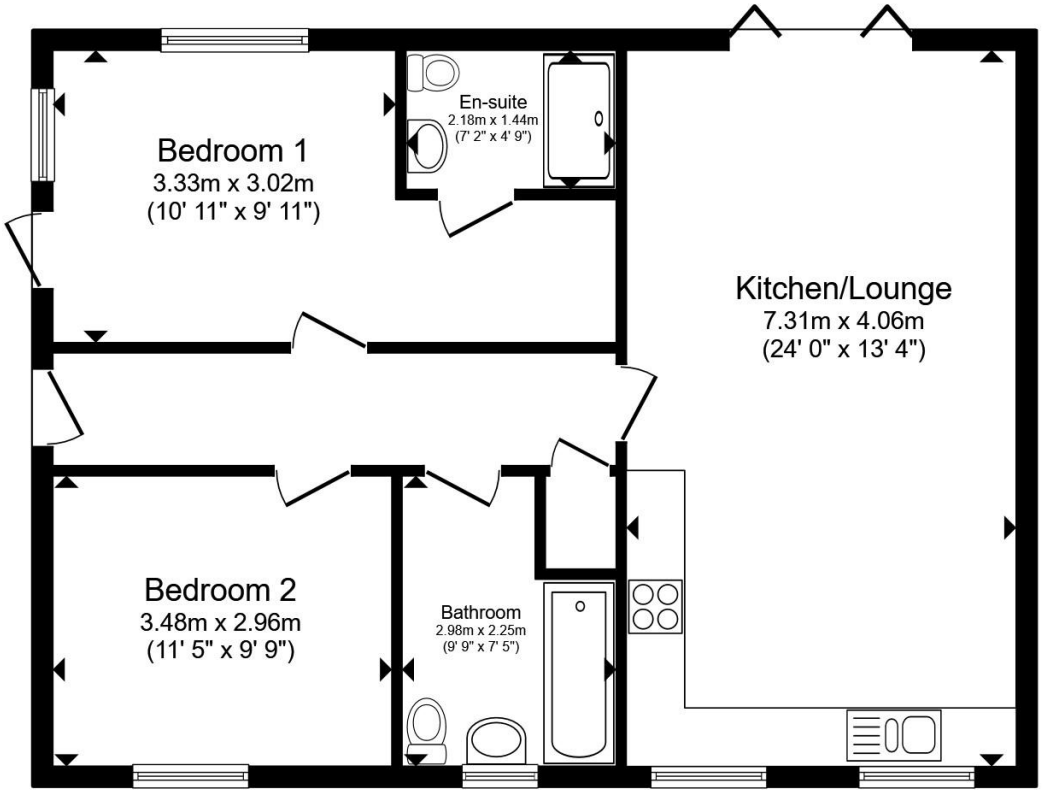
Miller Countrywide are pleased to market this immaculately presented, two double-bedroom, ground floor apartment situated within the sought-after coastal village of Duporth, offering allocated parking, access to a private beach, and available with on onward chain.

The internal accommodation comprises entrance hallway with built-in storage cupboard, open-plan lounge/diner/kitchen with balcony leading out to a woodland view, master en-suite shower room with further balcony, second double bedroom, and a family bathroom. Externally, there is allocated parking for one vehicle and a visitor parking area. The property is complimented with gas central heating on a combi-boiler unit, uPVC double glazing and on mains water, electricity and drainage. Council Tax Band - C. EPC - C. Fibre broadband connected to the premises. 200-year service charge from 2013. Service charge - £1787.83 PA. Ground rent - £365.07.

This property is located on the coast in the much sought after Duporth area with access to a private beach and woodland area, approximately one mile from St Austell town centre. Situated between Charlestown and Porthpean, the property is well positioned for beautiful coastal and woodland walks. The wonderful Charlestown Harbour is a short distance away, offering a great selection of bars, restaurants and cafes. Furthermore, the city of Truro is about 15 Miles to the West.







Total floor area 72.5 m² (781 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io







Council Tax Band: **C**

Tenure: **Leasehold**

Service Charge: **£1,788**

Years Left on Lease: **186**

Ground Rent: **£365**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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