



25 Compass Point, Boskerris Road

, Carbis Bay, TR26 2PU

Asking Price £695,000



Located in the highly sought after Compass Point development, this extremely well presented 2/3 bedroom penthouse duplex apartment has stunning views over Carbis Bay to both St Ives and Godrevy lighthouse. It is a short walk to the sandy blue flag Carbis Bay beach and the railway station which takes you on a picturesque 3 minute journey into St Ives. Being on the Coastal Path it is a great place for walkers.

Accommodation comprises a lounge with double doors opening onto the conservatory, fully fitted luxury kitchen with doors opening onto the large balcony, dining room / 3rd bedroom with small balcony, downstairs shower room, two top floor double bedrooms and a family bathroom. The apartment also benefits from a garage. The property is currently used as a successful all year round holiday let. Viewing is essential to fully appreciate this wonderful property.



Communal Entrance

Communal front door with entry phone system, stair leading to all floors.

Entrance Hall

Private front door leading to entrance hall, entry phone, wood effect flooring, radiator, power points, doors to:

Lounge 9'10" x 12'6" (3.02 x 3.82)

Double glazed French doors opening into conservatory, wood effect flooring, feature fireplace with flame effect gas fire, TV aerial point, telephone point, radiator, power points.

Conservatory 12'1" x 8'2" (3.7 x 2.51)

Double glazed conservatory with double doors opening onto the balcony, wood effect flooring, radiator, power points., sea views.

Kitchen 14'4" x 7'5" (4.39 x 2.28)

Double glazed French doors opening onto the balcony, side aspect double glazed window, range of grey high gloss wall and base units, work top, sink with stainless steel mixer tap, integrated Neff double oven, integrated Neff microwave, integrated Neff gas hob with AEG extractor over, integrated fridge/freezer, integrated washer/dryer, integrated dishwasher, glass splash backs, under unit lights, floor level lights, power points, thermostat control for central heating, wood effect flooring, radiator

Dining room / Bedroom 3 7'6" x 10'5" (2.29 x 3.2)

Double glazed doors opening onto small balcony, wood effect flooring, radiator, power points.

Shower Room

Enclosed WC, wash basin, fully tiled shower cubicle with mains shower, heated towel rail, built in storage cupboard, extractor fan

Stairs

Turning staircase with rear aspect double glazed window, half landing with two storage cupboards , one housing gas combi boiler, first floor landing with doors leading to:

Bedroom 1 19'0" x 10'1" (5.81 x 3.09)

Double glazed dormer windows with sea views, two side aspect double glazed windows, radiator, power points, eves storage cupboard, TV aerial point.

Bedroom 2 10'2" x 9'10" (3.11 x 3.02)

Double glazed dormer window with sea views, radiator, power points.

Bathroom

Rear aspect double glazed Velux window, four piece suite comprising low level WC, wash hand basin with chrome mixer tap, panel enclosed bath, walk in shower cubicle, tiled walls, wood effect flooring, heated towel rail.

Outside

Garage

Remote control up and over door, power.

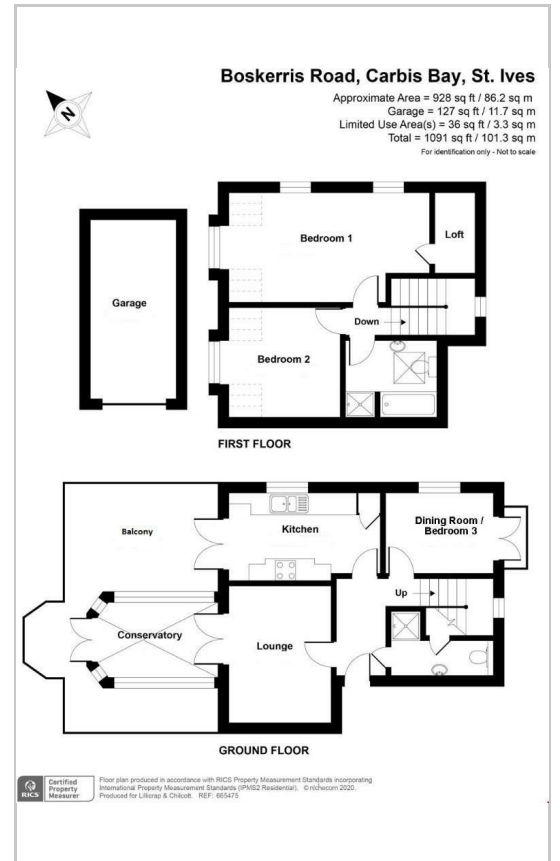
Balcony

Large private balcony overlooking Carbis Bay with views along Cornwall's North Coast, space for both a table & chairs and lounge seating.

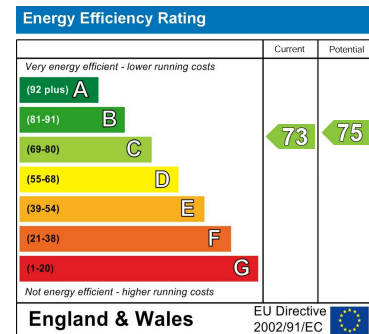
Area Map



Floor Plans



Energy Efficiency Graph



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