



2 Compass Point, Boskerris Road,  
St. Ives, Cornwall, TR26 2PU









**2 COMPASS POINT, BOSKERRIS ROAD, ST. IVES, CORNWALL, TR26 2PU**

**GUIDE PRICE £280,000 LEASEHOLD**

This two bedroom apartment benefits from its own private entry and private parking, and offers light and spacious accommodation throughout, with double glazing and gas central heating, a viewing is essential to fully appreciate.

**\* TWO DOUBLE BEDROOMS \* LOUNGE \* WELL EQUIPPED KITCHEN \***

**\* BATHROOM \* DOUBLE GLAZING \* CENTRAL HEATING \***

**\* SEA VIEW \* PRIVATE PARKING \* CLOSE TO THE BEACH \***

**\* EPC = C \* COUNCIL TAX BAND = C \* APPROXIMATELY 49 SQUARE METRES \***

A beautifully presented two bedroom apartment, which offers light and spacious accommodation throughout. The property has a well equipped kitchen, the lounge has a vaulted ceiling with a staircase rising to the main bedroom with a glass balustrade. The property enjoys private parking space and has a sea view from the principal rooms. A short distance from the beautiful beach of Carbis Bay and the coastal footpath, leading into St Ives and beyond. Close to the train station and easy access to the A30. The present vendors have, in previous years, used it as a lucrative holiday rental but equally, this would make a pleasant permanent home.

Small paved courtyard leading to the:

**PRIVATE ENTRANCE:** Double glazed door to the:

**HALLWAY:** With radiator, storage cupboard, cloak hanging space.

**KITCHEN:** 9' 4" x 7' 7" (2.84m x 2.31m) Double glazed window to the front, stainless steel one and half bowl sink unit with mixer tap and drainer, electric oven, gas hob with extractor fan, integrated dishwasher, integrated fridge/freezer, integrated washing machine, complementary tiling, range of base and wall mounted storage.

**BEDROOM TWO:** 14' 9" x 9' 3" (4.50m x 2.82m) Double glazed window to the rear enjoying a sea view, radiator.

**LOUNGE:** 14' 8" x 13' 0" (4.47m x 3.96m) Double glazed door to the balcony, double glazed window to the rear, both enjoying a sea view, radiator, staircase rising, gas fire, two double glazed windows to the side, vaulted ceiling.

**BATHROOM:** 7' 7" x 6' 3" (2.31m x 1.91m) Panelled bath with shower attachments and screen, low level WC with concealed cistern, wash hand basin, heated towel rail, shaver socket and light, complementary tiling, extractor fan, opaque double glazed window to the front, tiled floor.

**FIRST FLOOR LANDING**

**BEDROOM ONE:** 12' 0" x 10' 10" (3.66m x 3.30m) Double glazed window to the rear enjoying a sea view, radiator, vaulted ceiling with glass balustrade overlooking the lounge, built in wardrobe leading to an eaves storage room.

**OUTSIDE:** Private numbered parking space.

**AGENTS NOTE:** The apartment is leasehold with a share of the freehold. Currently there are 75 years left on the lease, however, the management company is in the process of changing this to a 999 year lease. Service charge is £356.92 per quarter Buildings insurance is approximately £368.76 per annum One well behaved dog is allowed at the property subject to the management committee agreement. We understand from the comparison site "USwitch" that fibre broadband should be available to the property. We tested the mobile phone signal for EE which was adequate. The property is constructed of block under a tiled roof.

**TO VIEW:** By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627 or the Penzance office (01736) 360203.

**MARSHALL'S PARK LANE OFFICE: 0207 0791476**

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
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Lettings  
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