



18 Tolpedn Flats, Headland Road,
Carbis Bay St. Ives, Cornwall,



Marshall's

ESTATE AGENTS







18 TOLPEDN FLATS, HEADLAND ROAD, CARBIS BAY ST. IVES, CORNWALL, TR26 2NS

GUIDE PRICE £230,000 LEASEHOLD

Within an easy walk of the stunning beach and coastal walks in Carbis Bay, with great access to the A30, local bus routes and train station. Offered to the market with no onward chain, an early viewing is essential.

*** TWO BEDROOMS * BATHROOM ***

*** OPEN PLAN LIVING SPACE WITH WELL-EQUIPPED KITCHEN ***

*** DOUBLE GLAZING * ELECTRIC RADIATORS ***

*** PRIVATE ACCESS TO THIS FIRST FLOOR APARTMENT * PRIVATE PARKING ***

*** SEAWARD SIDE OF CARBIS BAY * SEA VIEWS * NO ONWARD CHAIN ***

*** EPC = E * COUNCIL TAX BAND = A * APPROXIMATELY 42 SQUARE METRES ***

Located on the seaward side of Carbis Bay is this first floor two bedroom apartment with open plan living space, with private external staircase leading to this property and enjoying sea views from both the balcony and from the front windows. With open plan living space, electric radiators, double glazing and private parking, plus communal area for clothes drying, this property is worth making an appointment to view.

External private steps lead to double glazed door, leading to:

OPEN PLAN LIVING SPACE: 22' 0" x 9' 10" (6.71m x 3.00m) Two double glazed windows to the front with views over St Ives, to the island and bay, electric radiator, plumbing for washing machine, sink with mixer tap and drainer, integrated dishwasher, a range of wall and base cupboards, space for the fridge/freezer, electric oven and hob, extractor fan, complementary tiling.

INNER HALLWAY: With airing cupboard housing the hot water cylinder, access to the loft and the air recirculation system.

BEDROOM ONE: 10' 4" x 8' 1" (3.15m x 2.46m) Double glazed window to the rear, electric radiator.

BEDROOM TWO: 10' 4" x 8' 0" (3.15m x 2.44m) Double glazed window to the rear, radiator.

BATHROOM: 5' 10" x 5' 0" (1.78m x 1.52m) With opaque double glazed window to the rear, panelled bath with shower over, vanity sink unit with storage under, low level WC with concealed cistern, fully tiled walls.

OUTSIDE: Private numbered parking space, communal area for clothes drying, communal garden.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is 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.

CHARGES: Ground rent is £20 per annum Service charges are £100 per month

LEASE: 999 years lease set up in 2003.

N.B.: No pets without prior written consent from the management company.

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
01736 756627

Lettings
01736 366778



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