



Marshall's

ESTATE AGENTS

The Cobbles, Baileys Lane, St. Ives,
Cornwall, TR26 1LN







THE COBBLES, BAILEYS LANE, ST. IVES, CORNWALL, TR26 1LN

GUIDE PRICE £325,000 LEASEHOLD

- * ONE DOUBLE BEDROOM * SHOWER ROOM * OPEN PLAN LIVING ROOM/KITCHEN ***
- * COURTYARD TO FRONT * CLOSE TO HARBOUR FRONT * SUCCESSFULLY HOLIDAY LET ***
- * VIEWING HIGHLY RECOMMENDED * NO PARKING ***
- * EPC = C * COUNCIL TAX BAND = RATED FOR BUSINESS USE ***
- * APPROXIMATELY 36 SQUARE METRES ***

A beautifully presented ground floor apartment which is situated within a stones throw of the bustling harbour frontage of St Ives. The property has been successfully holiday let by the present vendors and offers nicely presented accommodation to comprise of an open plan living room/kitchen, leading to double bedroom with en suite shower room. The apartment has a courtyard to the front, suitable for a bistro set and is heated via gas central heating. Viewing is highly recommended to fully appreciate this delightful property.

Half glazed door with glazed side panel into the:

LIVING ROOM/KITCHEN: 15' 0" x 13' 5" (4.57m x 4.09m) Tiled floor, beamed ceiling with inset spotlights, window to front, radiator, cupboard housing combination boiler, range of base and wall units with wood worksurfaces and tiling over, electric oven, halogen hob, extractor fan, single drainer stainless steel sink unit, integral fridge, washing machine. Door to:

BEDROOM: Window to front, radiator, inset spotlights, walk in wardrobe, door to:

SHOWER ROOM: Fully tiled, extractor fan, shower cubicle, pedestal wash hand basin, WC, heated towel rail.

OUTSIDE: Small courtyard with space for a bistro set.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What Three Words" app: //alas.charities.finger

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of block under a tiled roof.

LEASE: Remainder of 999 years commencing 2013. Each owner (3) has a share of the freehold. The Cobbles pay 20% of any costs.

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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