



6 Fourseasons Apartments,
St. Ives Road, Carbis Bay,
Cornwall, TR26 2SF







6 FOURSEASONS APARTMENTS, ST. IVES ROAD, CARBIS BAY, CORNWALL, TR26 2SF

GUIDE PRICE £295,000 LEASEHOLD

*** TWO BEDROOMS * OPEN PLAN LIVING / KITCHEN / DINING ROOM ***

*** SEA VIEWS * SHOWER ROOM * UNDERFLOOR HEATING ***

*** PRIVATE PARKING WITH ELECTRIC VEHICLE CHARGER ***

*** ENTRY PHONE SYSTEM * EPC = C * COUNCIL TAX = RATED FOR BUSINESS USE ***

*** APPROXIMATELY 46 SQUARE METRES ***

A beautifully presented two bedroom first floor apartment with sea views from the living/dining area. The accommodation comprises an open plan living/kitchen/dining room, two bedrooms and a shower room. The property enjoys its own parking space with charger for an electric vehicle.

COMMUNAL FRONT DOOR INTO:

COMMUNAL ENTRANCE HALL: Stairs to first floor. Door to the apartment.

ENTRANCE HALL: Engineered oak flooring with underfloor heating, cloak hanging space, sunken spotlights, thermostat controls, built in cupboard with underfloor heating system and space for washing machine.

OPEN PLAN LIVING / KITCHEN / DINING ROOM: 19' 6" x 13' 7" narrowing to 11' 6" (5.94m x 4.14m - 3.51m)

KITCHEN AREA: Range of base and wall mounted units, ceramic butler sink with mixer tap, built in Bosch dishwasher, integrated electric oven with four ring hob and extractor hood over, space for freestanding fridge/freezer, double glazed window to the rear, entry phones system, underfloor heating.

LIVING / DINING AREA: Double glazed windows to the front and side with sea views over St Ives Bay to Godrevy, phone point.

BEDROOM ONE: 12' 8" x 8' 8" (3.86m x 2.64m) Double glazed window to the rear, thermostat controls for underfloor heating, tv point.

BEDROOM TWO: 12' 8" x 8' 11" including built in wardrobe (3.86m x 2.72m) Double glazed window to the rear, tv point, thermostat controls for underfloor heating.

SHOWER ROOM: 7' 0" x 5' 5" (2.13m x 1.65m) Fully tiled room, double size walk in shower with chrome fittings, hand rail and glazed screen, pedestal wash hand basin with chrome mixer tap, drawers under and illuminated mirror over, heated towel rail, low level w.c., double glazed opaque window to the side.

OUTSIDE: There is a private parking space to the side with electric vehicle charger.

SERVICES: Mains water, electricity and drainage.

LEASE: Remainder of 999 year lease setup in February 2014. £225 per month to include buildings insurance, maintenance and service charges. There is a covenant within the lease stating that no pets can reside within the property without prior written consent.

AGENTS NOTE: The property is constructed of block under a tiled roof. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property. We checked the phone signal with EE which was good.

DIRECTIONAL NOTE: From Marshall's Hayle office proceed in a westerly direction along Hayle Causeway taking the slip road towards Lelant. At the mini roundabout turn right the straight across the next following the road through Lelant into Carbis Bay. Continue into Carbis Bay turning left into Polmennor Drive whereby the property and its parking can be found on your right hand side.

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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