



Hanter Chy, Richmond Place, St.
Ives, Cornwall, TR26 1AG







HANTER CHY, RICHMOND PLACE, ST. IVES, CORNWALL, TR26 1AG

GUIDE PRICE £425,000 LEASEHOLD

*** THREE DOUBLE BEDROOMS (ONE ENSUITE) * LIVING ROOM * KITCHEN / DINING ROOM ***

*** STUDY * LUXURY BATHROOM * DECKING TO THE FRONT * COMMUNAL COURTYARD ***

*** COUNCIL TAX BAND = A * EPC = D * APPROXIMATELY 96 SQUARE METRES ***

Situated close to the heart of St Ives, this beautifully presented three-bedroom apartment features a spacious lounge, kitchen/dining room, and a study on the lower ground floor. Of the three double bedrooms, one benefits from an en-suite shower room and a walk-in wardrobe. The property also boasts its own front decking area, as well as access to a communal courtyard on the lower ground level. With predominantly high ceilings throughout, the apartment is deceptively spacious from the outside and must be viewed internally to be fully appreciated.

DOUBLE GLAZED FRENCH DOORS WITH SIDE PANELS AND WINDOWS OVER TO:

LIVING ROOM: 19' 4" x 12' 4" maximum (5.89m x 3.76m) Wooden flooring, electric rechargeable motorised blinds, accessible loft-style storage, radiator, built-in floor-to-ceiling storage cupboard housing wall-mounted Baxi Combi-boiler and storage recess. Opening to:

KITCHEN: 13' 4" x 13' 2" (4.06m x 4.01m) Range of base and wall-mounted units with integral stainless steel sink unit, space and plumbing for washing machine, dishwasher and tumble dryer, space for double oven with extractor hood over, double-glazed window to the front, further double-glazed window overlooking communal courtyard, wall-mounted wine rack. Opening to:

HALLWAY: Double-glazed window overlooking communal courtyard, door to further hall area with steps down to the study and an entrance door. Further door to:

BEDROOM THREE: 11' 11" x 9' 3" maximum (3.63m x 2.82m) Double-glazed windows overlooking the communal courtyard, built-in cabin bed (that does not impinge on the room's floor space) with storage under, further built-in cupboards, accessible loft-style storage, radiator. Door to:

HALL / OPEN WARDROBE: Hanging rail, doors to bedroom two and:

LUXURY BATHROOM: 6' 6" x 6' 3" (1.98m x 1.91m) Tiled bath with wall integrated taps and separate rainfall shower head and folding glazed screen, niche alcove with lighting, low-level w.c. with concealed cistern, wash hand basin, illuminated motion-sensor vanity unit with the added benefit of a Bluetooth function and storage below, window to the side with extractor fan, radiator, wall-mounted towel hooks.

BEDROOM TWO: 9' 9" x 8' 9" (2.97m x 2.67m) Two double glazed windows, one overlooking the communal courtyard, radiator. Door to:

HALLWAY: With built in cupboard, door to:

BEDROOM ONE: 10' 0" x 8' 10" (3.05m x 2.69m) Double-glazed windows overlooking central courtyard, radiator, door to walk-in wardrobe (5' 1" x 3' 6" (1.12m x 1.58m)) with hanging rails and storage. Further door to:

ENSUITE SHOWER ROOM: 6' 1" x 4' 10" (1.85m x 1.47m) Sliding door shower cubicle with rainfall shower head, low-level w.c., wash hand basin with motion-sensor illumination vanity cupboard over and storage under, and humidity-controlled extractor fan.

OUTSIDE: To the front of the property there is gated access to the terrace area with walls to two sides and glass light bricks, balustrade to the third side, mains power and an outside tap. On the lower ground level there is a communal courtyard with access to the apartments and storage area for the bins.

SERVICES: Mains water, gas, electricity and drainage.

AGENTS NOTE: We checked the phone signal with EE which was intermittent. The property is constructed of block under a tiled roof. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available and is currently being enjoyed successfully by the vendors (900MB speed). Although not owned by the property, the owners of Hanter Chy have always parked in a space next to the entrance to the communal courtyard.

DIRECTIONAL NOTE: From Marshall's Hayle office proceed in a westerly direction onto Hayle Causeway taking the slip road right towards Lelant. At the roundabout turn right then at the next roundabout right again following the road towards St Ives, reaching the Harbour Hotel on your right, bear right

LEASE: 999 from 17th August 1989.

CHARGES: Ground rent £75 pa. Insurance: approximately £360 per year.

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.

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