



Westcotts Quay, St. Ives, Cornwall



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£175,000
Leasehold





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Property Introduction

Available with no onward chain is this one bedroom apartment centrally located to St Ives. Requiring some updating, there are generous and well-proportioned rooms which include a dual aspect lounge, a well presented kitchen and a shower room, all located within minutes of the harbour and Porthminster beach. Westcott Quay is conveniently situated for the picturesque harbour and cobbled streets of the town with magical names like Salubrious Terrace, Tee Total Street and Court Cocking that all lead around to the beautiful harbour with ample eateries, coffee shops, restaurants and bars catering for all. PLEASE NOTE: HOLIDAY LETTING IS NOT PERMITTED.

Location

Westcott Quay is located minutes from St Ives Harbour between Pedn-Olva walk and The Warren. The apartment has glimpses of the sea and is within walking distance for the picturesque harbour. Also on hand are Porthminster beach and the St Ives coastal railway. Other beaches include Porthmeor beach to the west that offers ideal conditions for those more active and interested in surfing as well as many other bays and coves to explore nearby. Renowned for its artists, art has played an important role in St Ives, with the Tate Gallery St Ives dramatically overlooking Porthmeor Beach and numerous galleries and studios celebrating the works of artists such as Barbara Hepworth, Bernard Leach, Ben Nicholson and many others.

ACCOMMODATION COMPRISES

RECEPTION HALL

Doors lead to the bedroom, bathroom and lounge, with a radiator and storage cupboard.

LOUNGE 14'8" x 10' (4.48m x 2.97m) maximum measurements

A dual aspect room with single glazed windows to side and front aspects with secondary glazing. There are glimpses of the St Ives Harbour/Sea. Radiator and door leading to the kitchen.

KITCHEN 10" x 8' 3" (2.93m x 2.54m)

With a range of base and eye level units there are recesses suitable for appliances, roll top works surfaces and tiled splashbacks with an inset stainless steel sink. Radiator, window to front and side aspects with secondary glazing.

BEDROOM 12' 4" x 11' (3.78m x 3.20m) maximum measurements

Two single glazed windows to side aspect, with secondary glazing. Two wall light points and radiator.

SHOWER ROOM

Accessed from the reception hall. There is a large tiled shower cubicle with sliding doors, WC and pedestal wash hand basin. Towel rail and window to side aspect with secondary glazing.

LEASEHOLD INFORMATION

On the completion of the purchase of the property a new 150 year lease will be granted with a ground rent of £125.00 per year. A proportion of the costs of insuring the building will also be payable, estimated currently at £100.00 per annum.

AGENT'S NOTES

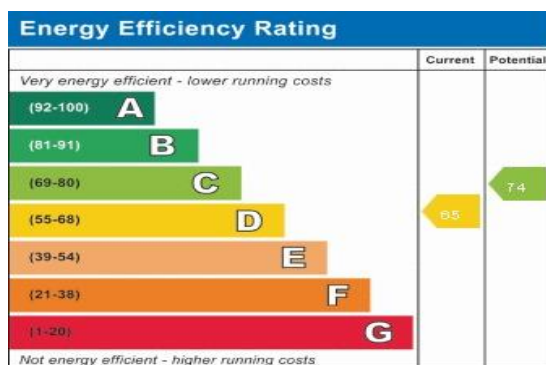
Holiday Letting is not permitted on this property. We understand there will be a restriction added to the lease.

We would make any buyers aware this property is above a restaurant and if mortgage borrowing is required to please check the suitability for lending with your mortgage provider because of this.

The Council Tax Band for the property is band 'B'.

DIRECTIONS

Entering St Ives, along A3074 from Carbis Bay, the road leads into The Terrace, then Tregenna Hill. At the bottom of the hill turn right into Street An Pol, where Westcott Quay is at the end of the road. Please note vehicular access is highly restricted, we would suggest parking in Station Car Park and walking to the property.





MAP's top reasons to view this home

- No onward chain
- One bedroom apartment
- First floor property
- Dual aspect lounge
- Generous sized kitchen
- Shower room
- Central town centre location
- Secondary glazing
- Needing some updating & modernisation
- Located on the picturesque Westcott Quay



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
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sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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