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**Ayr,
St. Ives**

Offers in the Region Of £200,000
Leasehold





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Property Introduction

This delightful apartment offers far reaching sea views, balcony and parking - the golden three for a desirable property in St Ives.

Available with no onward chain and set in an elevated position in the higher part of St Ives known as Ayr, this one bedroom apartment enjoys a triple aspect open plan kitchen/living area with a recently refitted kitchen awash with natural light, a bedroom with built-in furniture and an en-suite shower room.

Externally there is allocated parking and laundry room all can only be fully appreciated by internal viewing.

Location

This location gives you the ideal place to explore, close enough to see and enjoy all that the town offers, yet away from the hustle and bustle. The area of St Ives known as Ayr, is less than one mile from the Railway Station, within half a mile of the famous Tate Gallery and Porthmeor Beach that is popular for surfing with the increasingly respected Porthmeor Cafe.

The beautiful cobbled streets leading down to the beautiful harbour are lined with tea rooms, coffee shops, restaurants and bars to cater for all. In addition, the town boasts a leisure centre with swimming pool, a theatre and cinema

ACCOMMODATION COMPRISES

Communal entrance door opens to:-

COMMUNAL RECEPTION HALL

With stairs leading to the first floor and apartment entrance door leading to:-

RECEPTION HALL

Doors leading to the bedroom and open plan living area and fully glazed door opening on to the:-

BALCONY

The perfect place to relax and enjoy breakfast or a glass of wine at the end of the day. Enjoying coastal far reaching views towards Godrevy Lighthouse.

BEDROOM 11' 10" x 8' 5" (3.60m x 2.56m) maximum measurements, irregular shape

A double glazed window to the front aspect with a deep sill window seat to enjoy glimpses of the sea and watch the world go by. This irregular room provide ample storage, built in dresser and TV, radiator, built-in cupboard, wall light points. Door leading to:-

SHOWER ROOM

A modern white three piece suite comprising wash hand basin with storage under, low level WC and fully tiled and enclosed shower cubicle. Heated towel rail, and wall light point.

OPEN PLAN LIVING AREA 13' 7" x 11' 4" (4.14m x 3.45m) maximum measurements, plus bay

Immediately on walking into this room you are drawn to the large bay window encapsulating the far reaching views towards St Ives Bay, Godrevy Lighthouse and The Island. Further natural light is provided by the two further double glazed windows overlooking the rear communal garden and parking area. Further double glazed window to the front elevation with sea views. Radiator. Opening to the kitchen area.

KITCHEN AREA

Newly fitted with a range of storage units with worktop over incorporating a sink and with a built-in oven and hob. There is a breakfast bar and open shelving providing further storage.

OUTSIDE

Allocated parking for one vehicle. Access to the communal laundry room which has washing/drying facilities used by the 3 apartments.

COMMUNAL LAUNDRY ROOM

Each of the three apartments has use of the washing/drying shared facilities. Each apartment has its own boiler and electricity consumer unit.

LEASEHOLD DETAILS

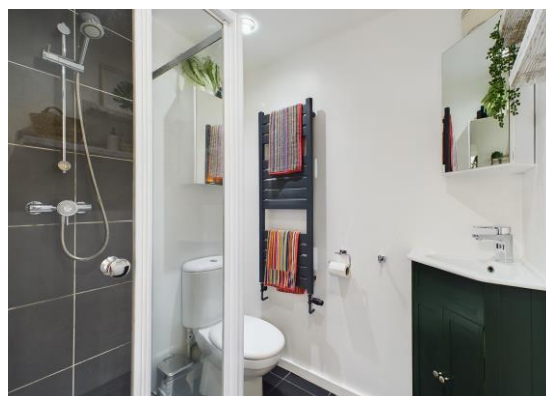
999 year lease commenced in 2015. Each apartment has an equal share of the freehold. Current outgoings are in the region of £50 per month which includes general maintenance. Further enquiries should be sought by the purchasers solicitors. There is no ground rent.

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

DIRECTIONS

From the centre of the town by the Library at the junction of Tregenna Hill and Gabriel Street, head towards Royal Square past the Co Op, just past the Doctors Surgery at the mini roundabout and turn right onto Bullands Lane. At the top of the hill turn left onto Alexandra Road. Follow this road around the S-bend where you will see Tre Car on your left hand side before Burthallan Lane. Using What3words:-

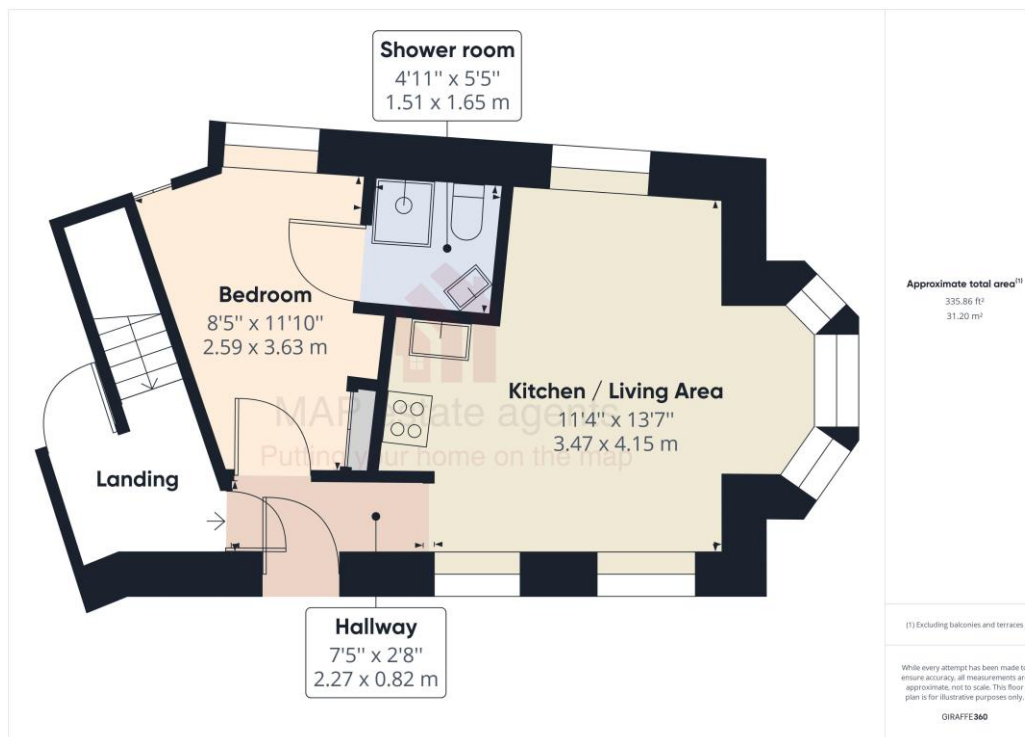


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	58	74
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Balcony with far reaching views
- One bedroom apartment
- Parking for one vehicle
- Open plan kitchen/living area
- Bay window with sea views
- Views towards Porthmeor & The Island
- Contemporary shower room
- Located in Ayr, St Ives
- Bedroom with built-in wardrobe
- No onward chain



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