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**Headland Road,
Carbis Bay, St. Ives**

Offers in the Region Of £300,000
Leasehold





**Headland Road,
Carbis Bay, St. Ives**

**Offers in the Region Of £325,000
Leasehold**

Property Introduction

This well proportioned two bedroom apartment is located within 500 metres from the beach and The Carbis Bay Hotel.

This first floor apartment benefits from a balcony and its own garden, an en-suite bathroom complements the main bedroom and there is an additional shower room.

Positioned in the prestigious seaward side of Carbis Bay there the benefit of designated parking and the property is being offered for sale with no onward chain.

Location

Carbis Bay is a desirable area with its Blue Flag beach and is positioned within one and a half miles of St Ives. The road infrastructure means the A30 is less than two and a half miles away, whilst there is the branch railway line link from Carbis Bay to St Ives and St Erth where connection to the mainline leads to Penzance or Truro and beyond.

There are regular bus links on the A3074 and also access to the popular seaside town of St Ives - a thriving harbour town, renowned for its sandy beaches, waters sports and numerous galleries as well as the worldwide respected Tate Gallery.

ACCOMMODATION COMPRISES

Benefiting from its own entrance, a pathway with steps leads to the entrance. Double glazed entrance door opening to:-

RECEPTION HALL

This bright and spacious hallway has wood effect flooring and a window to the front elevation with a 'Velux' window providing natural light. This L-shaped area has doors leading off to both bedrooms and to the shower room. A useful storage room is also located off the reception hall. Doors off to:-

SHOWER ROOM

This integral room has an enclosed shower cubicle, low level WC and vanity wash hand basin with storage under, extractor fan.

LOUNGE/DINER 22' 3" x 11' 11" (6.78m x 3.63m) maximum measurements

A wealth of natural light comes from the two double glazed windows, one to rear overlooking the garden and one to the side aspect looking towards the communal terrace. Having wood flooring, there is a range of inset lighting, coving to ceiling and an archway to the kitchen and double glazed sliding doors to the:-

CONSERVATORY 13' 5" x 8' 9" (4.09m x 2.66m)

Glazed on three sides with double doors opening to the garden.

KITCHEN 14' 7" x 7' 6" (4.44m x 2.28m)

A range of base and eye level units provide a wealth of storage with a recess for a cooker, integrated dishwasher and washing machine. A double glazed window and door overlook and open to the rear garden. Continuing the light and bright feel there are two 'Velux' style windows.

BEDROOM ONE 11' 8" x 9' 11" (3.55m x 3.02m)

Enjoying a dual aspect this principal bedroom benefits from an en-suite bathroom and double doors open to the balcony with glimpses of the sea. There is also a double glazed window to the side aspect, carpeted flooring and door to the:-

EN-SUITE BATHROOM

There is a three piece white suite comprising of a vanity wash hand basin, low level WC and P-shaped bath with a curved glass screen and electric shower over. Tiled flooring.

BEDROOM TWO 11' 9" x 8' 5" (3.58m x 2.56m) plus recess

This generous sized double bedroom has a double glazed window to front aspect, coved cornice to ceiling and carpeted flooring.

EXTERNALLY

To the front there is a designated parking space for one vehicle. To the rear the garden commences with a patio leading on to a lawned garden with an ornamental pond with waterfall. Steps lead up to a timber shed and there is a range of mature trees and shrubs. To the side of the property there's access to the communal terrace and stairway leading to the parking area.

SERVICES

The property is served by mains electric, mains water and mains drainage.

LEASEHOLD INFORMATION

Remainder of 125 year lease commencing 1st January 2013. Current ground rent charge of £200 per annum. Buildings insurance £1500.00 per annum split between the three apartments. For any maintenance required, costs are split between the three apartments.

AGENT'S NOTES

We understand the Council Tax rating is Band 'C'. The property is heated by underfloor heating.

DIRECTIONS

Located 1 mile from Tesco's St Ives, head out of St Ives town along the A3047 towards the Carbis Bay/Lelant. After 0.7 miles, turn left into Porthrepta Road, to Carbis Bay beach. Taking the fourth left into Headland Road after 0.2 miles, where the property will be located a few hundred yards on your right hand side. If using What3Words the location point is:-washable.stops.love





MAP's top reasons to view this home

- First floor apartment
- Two double bedrooms
- En-suite bathroom
- Additional shower room
- 22' Lounge/diner
- Conservatory
- Kitchen with appliances
- Balcony and own garden
- 500 metres to the Blue Flag beach
- Designated parking



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