

# 17 KELWYN COURT, VALLEY ROAD

Carbis Bay, St. Ives, TR26 2QS

Price: £425,000



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17 Kelwyn Court is a well presented upper floor 2 storey apartment offering 2/3 bedrooms, open plan lounge/kitchen/diner, this apartment boasts some of the most stunning views over the bay to Godrevy lighthouse and beyond. Close to local amenities, schools and beaches and situated on the gateway to St Ives Town, off road parking for 1 car. Internal viewing is recommended to fully appreciate the views.





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### FRONT

Staircase rising to UPVC 3/4 double glazed front door opening into the open plan lounge/diner.

### LOUNGE/DINER

Two UPVC double glazed windows to the front elevation offering stunning sea views over St Ives bay, Gwithian and to Godrevy lighthouse, full wall storage cupboards with sliding doors and integral shelving, carpets, 2 x Electric heaters, archways opening to kitchen area and doors to bedroom 1 and family bathroom, wall hung electric fire, spotlights, ceiling light and open staircase rising to first floor.

### KITCHEN

UPVC double glazed window to the rear elevation, slate tile flooring, ceiling light & power points, The kitchen comprises of a range of base and eye level units with laminate worktops and tiled splash backs, single drainer stainless steel sink with mixer tap over. Integrated appliances include 4 burner electric hob

with extractor fan over, electric oven, and electric grill, space for fridge freezer and washing machine.

### FAMILY BATHROOM

Obscure UPVC double glazed window to the rear elevation, slate tiled floor, airing cupboard housing the hot water cylinder, fully tiled walls, hidden cistern WC with push button flush and shelving above, inset wash hand basin with mixer tap, paneled bath with mixer tap to the side and electric shower over, electric ladder style radiator, ceiling light and extractor fan.

### BEDROOM 1

UPVC double glazed window to the rear elevation, carpet, electric wall radiator, ceiling light and power points.

### FIRST FLOOR LANDING

Stairs rising to first floor with doors to bedroom 2. laminate flooring, under eaves storage, smoke alarm, electric radiator and glazed door to bedroom 3.

### **BEDROOM 2 / STUDY**

Velux window to front elevation with views to St Ives bay, ceiling light, shelving and power points. Currently used as a dressing room.

### **BEDROOM 3**

2 X Velux window to the front elevation, UPVC double glazed window to the side elevation, ceiling light, power points and electric radiator.

### **OUTSIDE**

Parking for 1 car in the communal car parking area, well kept communal gardens with washing lines, under the staircase is a good size private storage area.

### **AGENTS NOTE**

Agents note : With the relevant planning permission Cabrio Velux windows could replace the current Velux windows which would enhance the outlook from the upstairs bedrooms significantly.

### **EPC**

E

### **COUNCIL TAX**

B

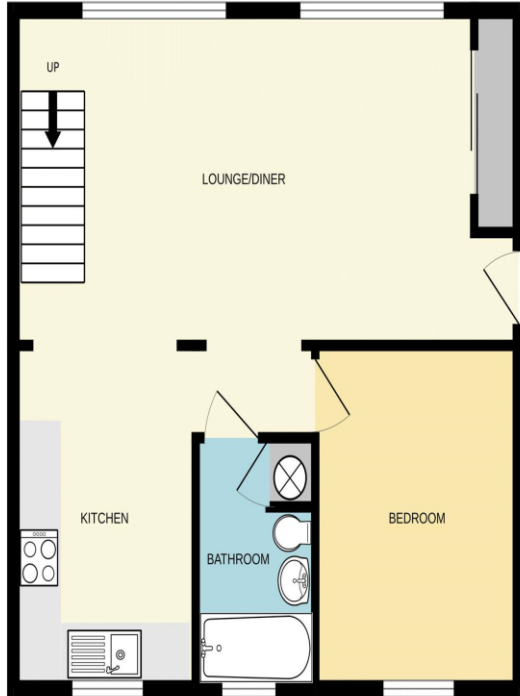
### **TENURE**

Leasehold 960 years remaining Maintenance charge £1000 per year & ground rent to be confirmed.

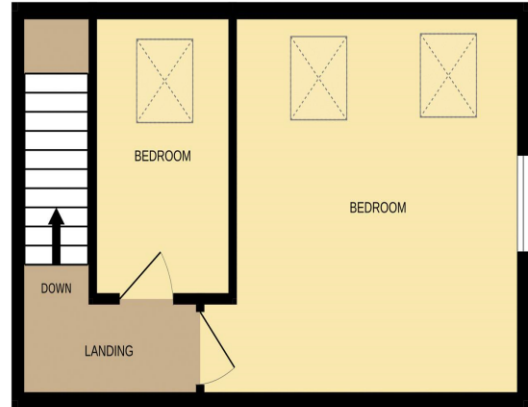


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GROUND FLOOR



1ST FLOOR



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