

FIRST FLOOR APARTMENT, ST EIA HOUSE MARKET PLACE

St. Ives, TR26 1RZ

Price: £295,000



CROSS ESTATES

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This exceptionally spacious two-bedroom first floor apartment is perfectly situated in the heart of the town centre, offering a unique blend of comfort, charm and character. As you step inside the apartment you'll be greeted by the bright and airy accommodation with high ceilings, large windows and window shutters that create an inviting atmosphere. The apartment offers unique and interesting views over the town's memorial gardens with the majestic church and church gardens in the distance with sea glimpses. The generous accommodation comes with the added benefit of no chain. With its prime location in this popular coastal resort, you'll have quick access to local amenities, shops, the harbour and beaches making it an ideal investment or place to call home. Viewing is highly recommended. For material information please use QR code

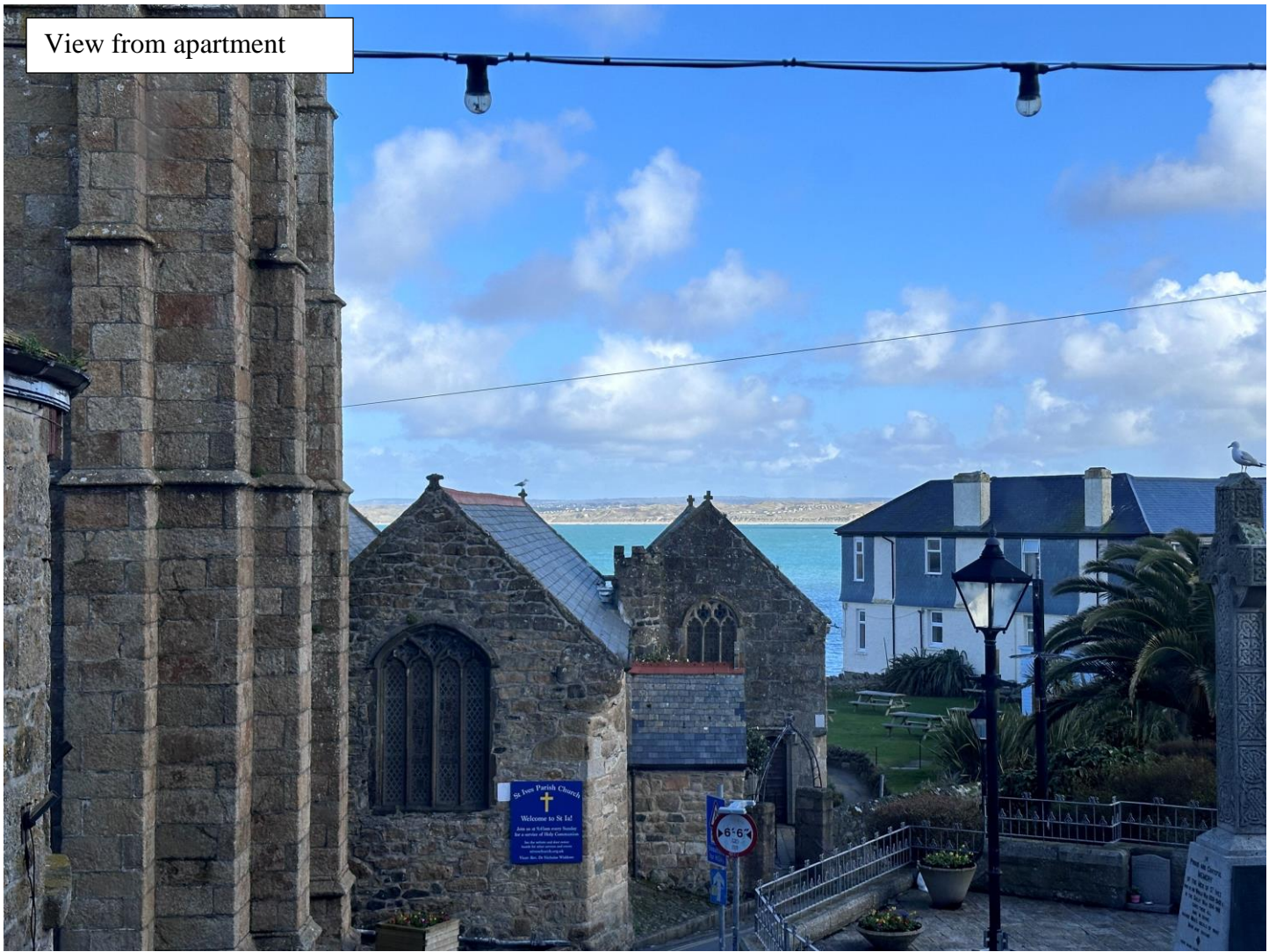


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View from apartment



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COMMUNAL ENTRANCE

Communal front door opening into the communal entrance with fire alarm system, storage cupboard for bin storage, stairs rising to the apartment's door (currently being redecorated and carpeted)

ENTRANCE HALLWAY

Two steps to hall, built in cupboard housing the Mega Flow hot water cylinder, plumbing for a washing machine and shelving, intercom, Dimplex economy 7 night storage heater, carpeted

LIVING ROOM / KITCHEN 17' 7" x 13' 5" (5.36m x 4.09m)

Splendid room with large bay window offering interesting views over Market Place, The Memorial Gardens and over towards the sea taking in the Parish Church and gardens. Dimplex economy 7 night storage heater, feature marble fireplace and tiled inset, carpeted. **Kitchen area** comprises a range of eye and base level units with ample worktop space over, four ring electric hob with electric oven under, space for dishwasher / washing machine, space for fridge and room for a larger fridge freezer. Stainless

steel sink unit and drainer with taps over, complimentary tiling, power points, 2 central lights within the room, vinyl flooring

BEDROOM ONE 18' 6" x 10' 6" (5.65m x 3.21m)

Another well proportioned room with bay window to the front with window shutters offering the same interesting views over Market Place towards the Parish Church and gardens over to the sea, cornice ceiling, Dimplex economy 7 night storage heater, built in wardrobes housing hanging space and shelving, power points, wood surround fireplace with tiled fireplace inset, fitted wall lights and 2 central lights, carpeted

BEDROOM TWO 10' 1" x 9' 0" (3.08m x 2.75m)

UPVC double glazed window to the rear installed in 2022, boarded cast fireplace, modern electric convector radiator, power points, wardrobe space, carpeted

FAMILY BATHROOM

Window to the rear, part tiled walls, close coupled WC, pedestal wash hand basin, panelled bath with electric shower over

CLOAKROOM

Window to the rear, low level WC, wall mounted wash hand basin

MATERIAL INFORMATION

Verified Material Information Council tax band: A Council tax annual charge: £1561.69 a year (£130.14 a month) Tenure: Leasehold Property type: Flat Property construction: Standard form Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Room heaters only Heating features: Night storage Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good Parking: None Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: Within the St Ives Conservation Area Restrictions - Tree Preservation Orders: None Public right of way: No Long-term area flood risk: No Coastal erosion risk: Yes Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes Energy Performance rating: E All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

AGENTS NOTES

Maintenance Charges are apportioned to each unit in the building so 33% of all works and maintenance of communal area, 27% to the structure and services to the entire building will be paid by the owners. Circa £1100 per annum. (subject to variation)



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