

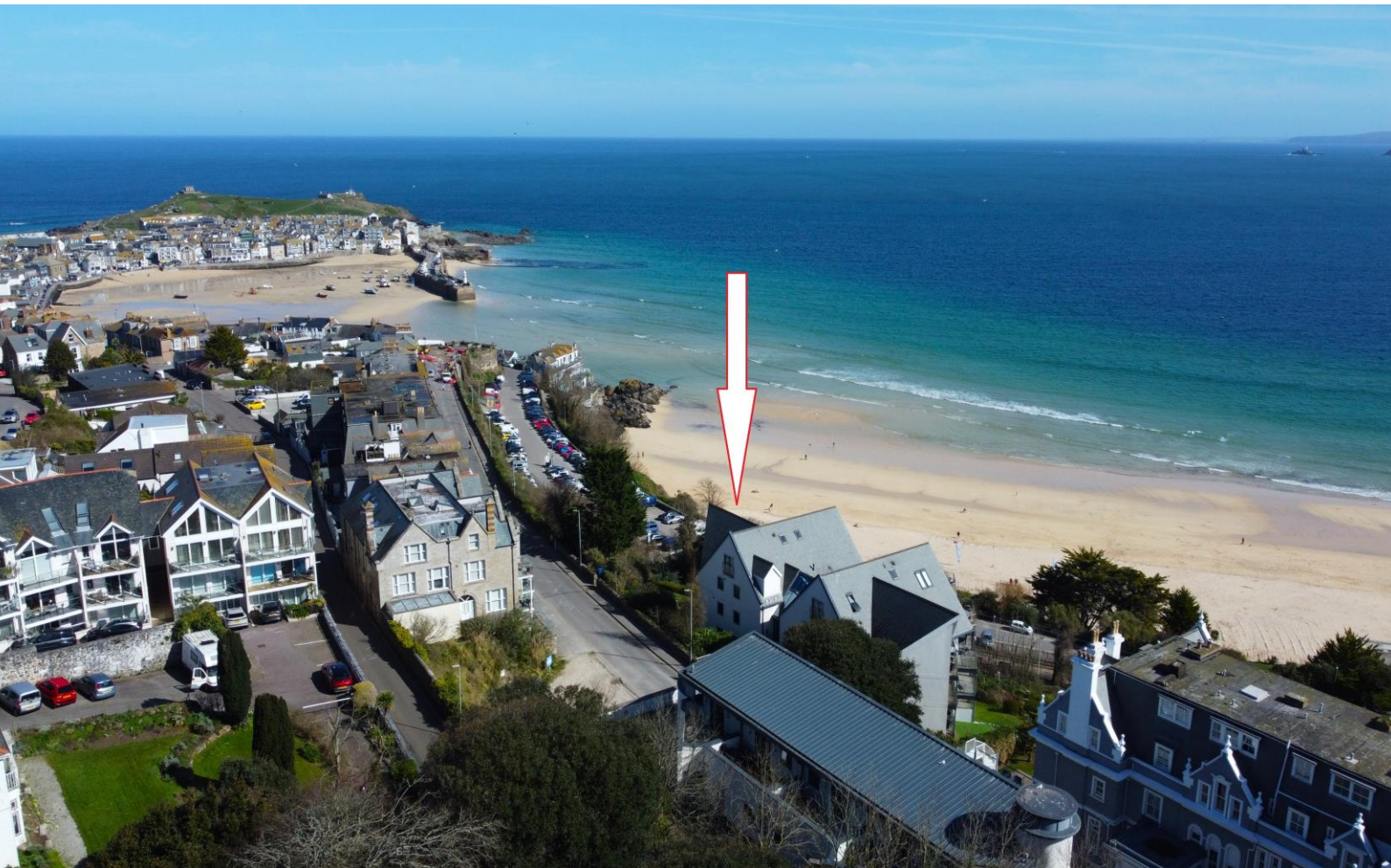
# 16 THE PENINSULA, THE TERRACE

St Ives, TR26 2GB

Price: £975,000



Situated in one of the most desirable and iconic developments within St Ives in recent years, we present a stunning 3/4 bedroom duplex penthouse apartment for sale. This exceptional residence boasts an enviable position within the development featuring a large part covered balcony that offers breath-taking views of the famous Porthminster Beach and the picturesque coastline extending over to St Ives Harbour. The apartment is generously spacious and light and is being sold with a secure covered parking space. Additional highlights include convenient lift access and gas central heating making it an ideal choice for modern living or equally as is at the moment, a very successful holiday let.







## 16 THE PENINSULA, THE TERRACE, St Ives, TR26 2GB

### DEVELOPMENT AND LOCATION

Enjoying a sheltered location, situated near the waters edge of the world renowned Porthminster Beach. The Peninsula is landmark luxury development of just 16 high quality apartments all with lift access and parking. There are communal gardens surrounding the development that can be used by the residents of the development. A short stroll will take you down to the beach and into the vibrant town centre, where you'll find an excellent selection of restaurants, independent shops, beaches, and a working harbour. Coastal walks are easily accessible, including scenic paths leading to Zennor. The town itself is home to a lively community, with plenty of clubs to get involved with including sea swimming, surf live saving, and the various artists clubs that are around due to the famous history of art within the town.

### ENTRANCE HALL

Wood flooring, alarm panel, video entry phone. Heat/smoke alarm, Cloakroom cupboard with hanging and shelving, heating thermostat, Spotlights, Radiator, Smoke alarm, Oak staircase

rising to the first floor. Doors to bedrooms three, four /office and lounge /kitchen/diner. Utility cupboard housing gas combi boiler, electric consumer unit, space and plumbing for washer/dryer, CO2 alarm and ceiling light.

### BEDROOM THREE 12' 12" x 10' 2 (3.96m x 3.11m)

Carpets, double glazed window to the rear elevation, smoke alarm, spotlights, power and TV point

### BEDROOM FOUR / OFFICE 10' 7" x 7' 3 (3.22m x 2.21m)

Carpets, opaque double glazed window to the rear, spotlights, power points.

### BATHROOM 7' 1" x 8' 12 (2.15m x 2.74m)

Tiled floor, hidden cistern WC with press flush. Wood clad wall with full length granite shelf over. Wall hung sink with mixer tap over, Ladder radiator, large glazed shower enclosure with rainfall head and hand held spray, tiled walls, spotlights, extractor fan, shaver point and wall hung mirror.

#### **LIVING ROOM** 25' 7" x 20' 12 (7.81m x 6.39m)

Kitchen area with a range of base and eye level units with granite worktops. Island with granite top and integral power point, integrated Neff microwave and counter seating. Double glazed window to the side elevation, in built appliances including Fridge freezer, Neff oven and grill, Neff 4 ring hob with sliding Neff extractor fan and dish washer. Worktop with integrated one and a half bowl sink with mixer tap over, heat alarm. Lounge diner with full length glazing to the front elevation with amazing views over Porthminster beach and the coastline beyond into St Ives Harbour, balcony with steel and glass balustrade, decking and superb views. Wood flooring, two radiators, spotlights and TV point.

#### **FIRST FLOOR**

Stairs rising to a landing with doors into bedrooms one and two.

#### **MASTER BEDROOM** 17' 2" x 17' 3 (5.22m x 5.27m)

Carpets with pitched ceilings and a Velux window, double doors to a Juliet balcony to the rear elevation, power and TV points, smoke alarm. Door to en-suite.

#### **EN-SUITE** 7' 8" x 7' 10 (2.34m x 2.40m)

Tiled floor, Velux window, spot lights, ladder radiator, extractor fan, hidden cistern WC with press button flush. Wood clad wall with full length granite shelf, wall hung wash hand basin with mixer tap over. panelled bath with tiled surround and integrated shower over with glass screen

#### **BEDROOM TWO** 17' 7" x 13' 3 (5.37m x 4.03m)

Wood floor, free standing bath with mixer tap and shower attachment, extractor fan, door to ensuite. Bedroom area with pitched ceilings and spot lights, carpeted, power and TV points,

bespoke triangle double glazed windows overlooking the gardens and a view over to St Ives Harbour

#### **EN-SUITE** 4' 11" x 7' 3 (1.49m x 2.21m)

Fully tiled, inbuilt glazed shower with rainfall head and hand held attachment, ladder style radiator, wood clad walls, WC with hidden cistern and push button flush. wall hung wash hand basin with mixer to over, granite shelf with mirror over and shaver point

#### **OTHER INFORMATION AND PARKING**

Covered secure designated parking space, use of communal gardens

#### **AGENTS NOTE**

Fixtures and fittings are not included in the asking price

#### **MATERIAL INFORMATION**

Council tax band: **C (currently zero rated for SBRR)**

Tenure: **Leasehold Lease length: 999 years remaining (985 years from 2011)**

Service charge: **£3551 pa**

Lease restrictions: **No pets without written authorisation**

Property type: **Maisonette / Duplex**

Property construction: **Standard form**

Electricity supply: **Mains electricity**

Solar Panels: **No**

Other electricity sources: **No**

Water supply: **Mains water supply**

Sewerage: **Mains**

Heating: **Central heating**

Heating features: **Double glazing**

Broadband: **ADSL copper wire**

Mobile coverage: **O2 - Good, Vodafone - OK, Three - OK, EE - Good**

Parking: **Covered, Off Street, and Private**





Building safety issues: **No**

Listed Building: **No**

Conservation Area: **No**

Tree Preservation Orders: **Yes**

Public right of way: **No**

Long-term area flood risk: **No**

Coastal erosion risk: **No**

Planning permission issues: **No**

Accessibility and adaptations: **Lift access**

Coal mining area: **No**

Non-coal mining area: **Yes**

Energy Performance rating: **B**

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