

FLAT 2, 7 CARRACK DHU

St. Ives, TR26 1DS

Price: £395,000



**CROSS
ESTATES**

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A beautifully presented, spacious, bright and light ground floor 2 bedroom apartment located along one of St Ives's prime South facing terraces a short walk over to Porthmeor Beach and also down into the town, the harbour and all that St Ives has to offer. Offering fine sea views from the front, the property is currently being used as a very successful holiday let however it would also make a super home. The property comes with a designated off road parking space, rear courtyard and a great shared decked balcony. Viewing is highly recommended.





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Communal entrance leading into the very well kept communal hallway, door into

ENTRANCE HALLWAY

Vinyl wood effect plank flooring, door to

LIVING ROOM 16' 1" x 15' 2" (4.9m x 4.63m)

Super room having large double glazed bay window to the front with sea views, radiator, power points, TV point, vinyl wood plank flooring, fitted wall lights. Kitchen comprises range of eye and base level units with with granite worktop surfaces over, 4 ring electric hob with extractor fan over and electric oven under,

composite one and quarter sink unit and drainer with taps over, integrated dishwasher, integrated fridge freezer

BEDROOM TWO 8' 6" x 7' 10" (2.6m x 2.4m)

UPVC double glazed door to the rear courtyard, part wood panel wall, power power points, radiator

INNER HALLWAY

Radiator

BATHROOM 7' 7" x 6' 10" (2.3m x 2.08m)

Very well appointed bathroom, fully tiled floor and walls, panelled bath, corner shower unit with mains fed shower inset, wash and basin with storage under, close coupled WC, large

vertical radiator, UPVC double glazed window to the side, fitted wall mirror

TENURE
Leasehold

BEDROOM ONE 10' 6" x 10' 10" (3.2m x 3.3m)

Wood panel wall with fitted wall lights, radiator, UPVC double glazed door and window to the rear courtyard garden, cupboard housing the boiler, further small wardrobe housing hanging space, power points, radiator

OUTSIDE

Enclosed rear courtyard with gate access up to the rear access lane and across to the parking, with further steps up to the communal decked balcony.

PARKING

There is one designated parking space at the property.

COMMUNAL DECKED BALCONY

There is a good size, private communal decked balcony.

EPC

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TENURE

999 year lease from 28th August 2015. The flat has a management company - Blue Bay Property Management. Ground Rent - £100 per year The Initial service charge is £1000 per year.

COUNCIL TAX

Exempt - SBRR

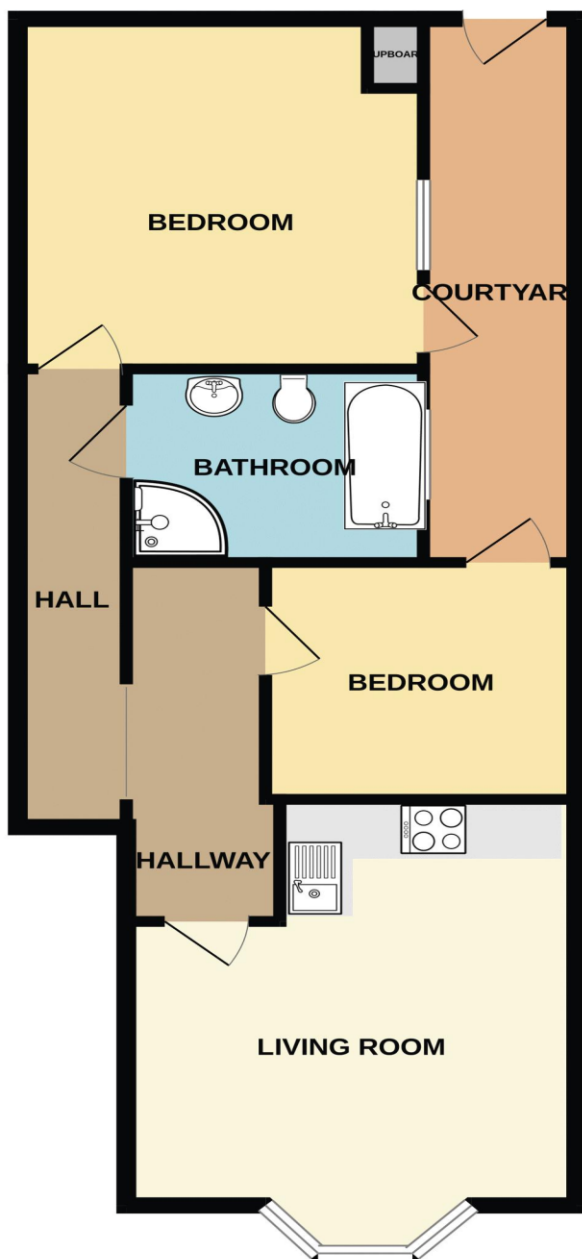
SERVICES

Mains gas, mains electric, mains drainage, mains metered water. Gas fired central heating with also serves domestic hot water



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GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.3 sq.m.) approx.

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