



CHY ALBANY

A rare opportunity to own a property overlooking Porthminster beach and adjacent to St Ives Harbour Hotel & Spa, Chy Albany is ideally positioned on one of the most desirable roads in St Ives. Chy Albany comprises three separate buildings, each with its own allocated car parking space and sea views. All are designed to be in perfect harmony with the picturesque surroundings.

The individual buildings each benefit from several unique features.

Upper Town Houses (UTH)

- Allocated parking space
- Sea View
- Large decked terrace to Ground Floor
- Balcony to First Floor
- 3 Bedrooms
- Arranged over 3 floors
- Bathrooms to Ground & First Floors
- Utility Room
- En-suite to Master Bedroom with built-in wardrobes

Duplex Apartments (DA)

- Allocated parking space
- Sea View
- Large decked terrace to Ground Floor (Plots 1, 2 & 3)
- Private external courtyard (Plots 1, 2 & 3)
- Two balconies to each apartment (Plots 4, 5 & 6)
- Private Undercroft Garages (Plots 1, 2 & 3)
- 3 & 4 Bedroom Apartments
- En-suite to Master Bedroom
- Built-in wardrobes/storage throughout

The Garden House (GH)

- Allocated parking space
- Partial Sea View
- Private decked & turfed garden
- 3 Bedrooms
- Bathrooms to Ground & First floors

CHY ALBANY

ST IVES THE DAZZLING JEWEL IN CORNWALL'S CROWN

A seaside town and picturesque fishing harbour voted best family holiday destination by Coast magazine and one of TripAdvisor's top 10 European beaches. Its piercing bright light has been a magnet for artists for generations. It is a delight to just wander through the maze of narrow cobbled streets, browse the many quirky and independent shops and fisherman's cottages in the heart of St Ives. Here you can also sample some of the tastiest award-winning restaurants, cafés and bars in the Southwest.

The town is famed for its surfing and art scene. The seafront Tate St Ives gallery has rotating modern art exhibitions, focusing on British artists. Nearby, the Barbara Hepworth Museum and Sculpture Garden, in the modernist artist's former studio, displays her bronzes and other works. Boat trips go to Seal Island, just west of town, to see the seal colony.

Porthminster Beach

This crescent of golden sand, framed by a glittering bay, has glorious views across to Godrevy Lighthouse, the inspiration for Virginia Woolf's famous novel 'To the Lighthouse'. With the benefit of the mildest climate in the UK along with waving palm trees and translucent waters, there is a definite tropical feel to the place.

Located just a short walk from the centre of St Ives, the award-winning Blue Flag beach at Porthminster is a family favourite for safe swimming while onshore you can just relax in a deck chair or try your skill at the mini 18 hole golf course where you can also order up freshly made juices and smoothies. If you're feeling peckish, the beach is also home to the Porthminster Beach Café. Serving up great local food, some of which is grown in their adjoining vegetable garden, the café has won many prestigious awards such as Coast magazine's Best Coastal Café and The Times' Best Coastal Restaurant. If you are feeling more indulgent, you can pop into the 4* St Ives Harbour Hotel & Spa and enjoy a soothing treatment and then unwind by the pool, all next door to Chy Albany.

If you are feeling more adventurous, surf at the blue flag-rated Porthmeor beach, join the world famous St Ives Surf School, and experience the soft sand between your toes, or set off on an inspiring walk along the coastal path towards Land's End.

Marine Conservation Society Good Beach Guide Recommended 2015 - excellent water quality





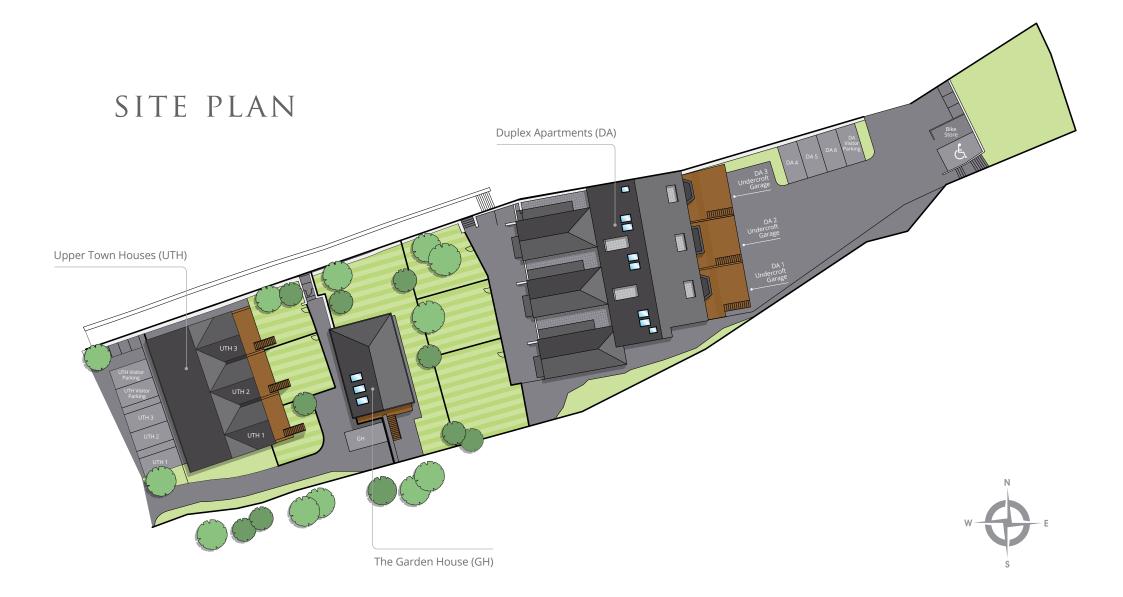








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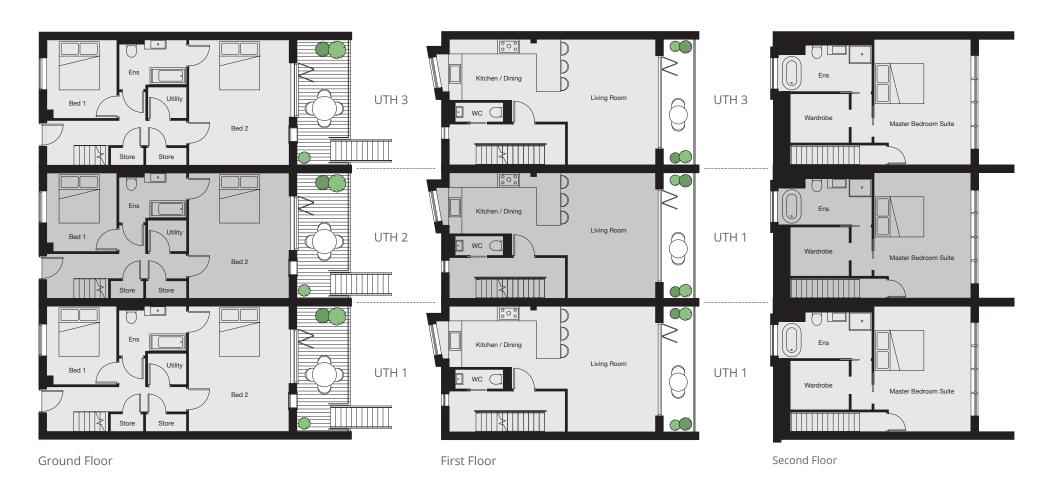






Upper Town Houses – Floor Plans





UTH 1	m	ft
Bed 1	2.92 x 3.28	9'6" x 10"8"
Bed 2	4.18 x 4.42	13′7″ x 14′5″
Kitchen/Living/Dining	8.65 x 5.27	28'3" x 17'2"
Master Bedroom Suite	4.03 x 5.26	13'2" x 17'2"
GIA	139m²	1,496ft ²
GEA	163m²	1,755ft²

UTH 2	m	ft
Bed 1	2.92 x 3.29	9'6" x 10"8"
Bed 2	4.17 x 4.42	13′7″ x 14′5″
Kitchen/Living/Dining	8.65 x 5.27	28'3" x 17'2"
Master Bedroom Suite	5.27 x 4.03	17'2" x 13'2"
GIA	140m²	1,507ft ²
GEA	160m ²	1,722ft ²

UTH 3	m	ft
Bed 1	2.92 x 3.29	9′6″ x 10″8″
Bed 2	4.18 x 4.42	13′7″ x 14′5″
Kitchen/Living/Dining	8.65 x 5.27	28'3" x 17'2"
Master Bedroom Suite	5.26 x 4.03	17'2" x 13'2"
GIA	139m²	1,496ft²
GEA	163m²	1,755ft²

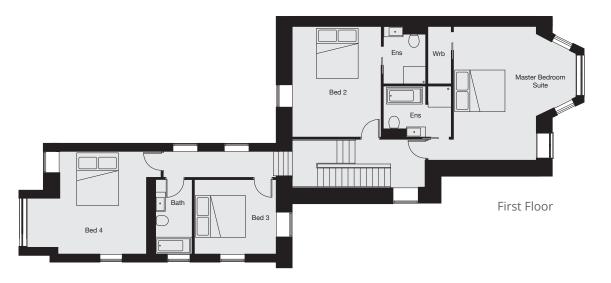




Duplex Apartment 1 – Floor Plans

CHY ALBANY



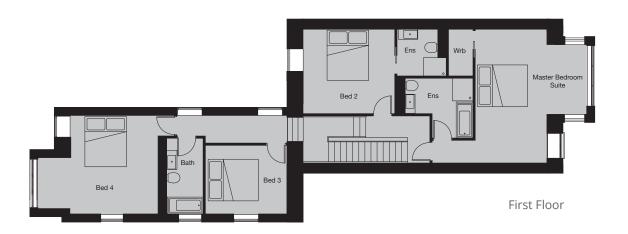


	m	ft
Ground Floor		
Kitchen	4.05 x 5.67	13′3″ x 18′6″
Living/Dining	9.93 (11.29*) x 4.12	32'6" (37'0"*) x 13'5"
First Floor		
Master Bedroom Suite	5.16 x 3.67 (5.04*)	16'9" x 12'0" (16'5"*)
Bed 2	3.97 x 3.23	13'0" x 10'6"
Bed 3	3.55 x 3.16	11'6" x 10'3"
Bed 4	4.12 x 2.98	13′5″ x 9′7″
GIA	203m²	2193ft²
GEA	273m²	2940ft ²

Duplex Apartment 2 – Floor Plans



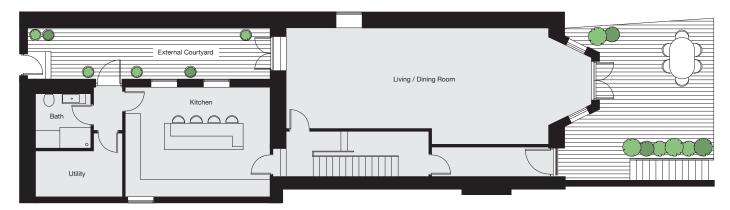




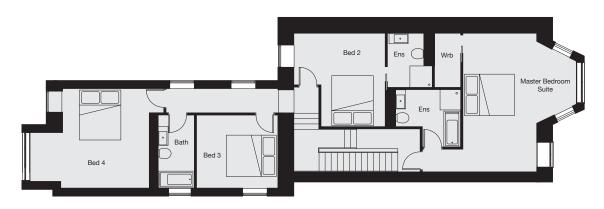
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	m	ft
Ground Floor		
Kitchen	5.86 x 4.10	19′2″ x 13′4″
Living/Dining	9.87 (11.38*) x 4.28	32'4" (37'3"*) x 14'0"
First Floor		
Master Bedroom Suite	5.39 x 3.22 (4.59*)	17′7″ × 10′5″ (15′0″*)
Bed 2	3.38 x 3.31	11′1″ x 10′8″
Bed 3	3.66 x 2.82	12'0" × 9'2"
Bed 4	4.04 x 2.94	13′2″ x 9′6″
GIA	194m²	2092ft²
GEA	239m²	2573ft²

Duplex Apartment 3 – Floor Plans





Ground Floor



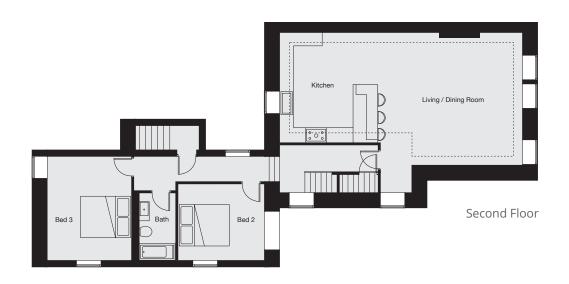
First Floor

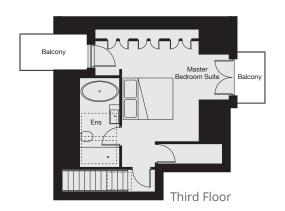
	m	ft
Ground Floor		
Kitchen	5.85 x 4.02	19′2″ x 13′1″
Living/Dining	9.98 (11.27*) x 4.45	32′7″ (36′9″*) x 14′6″
First Floor		
Master Bedroom Suite	5.63 x 3.32 (4.69*)	18'4" × 10'9" (15'4"*)
Bed 2	3.50 x 3.31	11′5″ x 10′8″
Bed 3	3.71 x 2.99	12'1" × 9'8"
Bed 4	4.03 x 3.02	4.03 x 3.02
GIA	198m²	2139ft²
GEA	251m²	2708ft²

^{*} including bay

Duplex Apartment 4 – Floor Plans



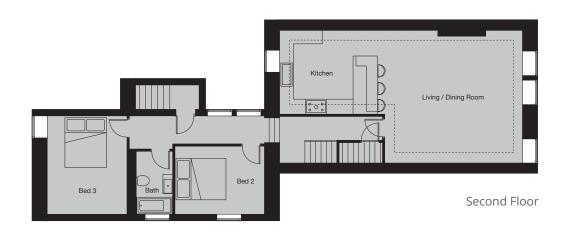


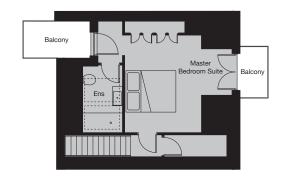


	m	ft
Second Floor		
Kitchen/Living/Dining	9.86 x 5.34	32′3″ x 17′5″
Bed 2	3.66 x 3.04	12'0" × 9'9"
Bed 3	4.12 x 3.26	13′5″ x 10′6″
Third Floor		
Master Bedroom Suite	4.29 x 3.76	14′0″ x 12′3″
GIA	126m²	1363ft²
GEA	185m²	1998ft²

Duplex Apartment 5 – Floor Plans





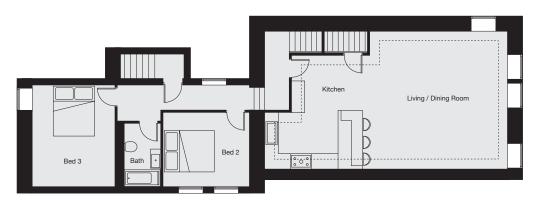


Third Floor

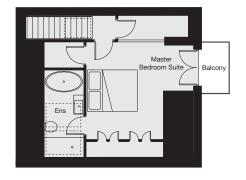
	m	ft
Second Floor		
Kitchen/Living/Dining	9.89 x 5.50	32'4" x 18'0"
Bed 2	3.99 x 2.81	13'1" x 9'2"
Bed 3	4.05 x 3.04	13′3″ x 9′9″
Third Floor		
Master Bedroom Suite	4.36 x 3.80	14'3" x 12'4"
GIA	120m²	1297ft ²
GEA	160m²	1730ft²

Duplex Apartment 6 – Floor Plans









Third Floor

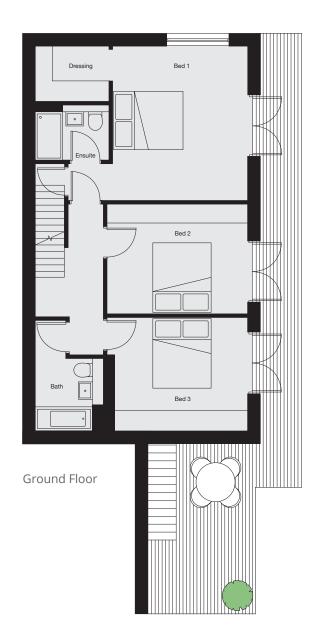
	m	ft
Second Floor		
Kitchen/Living/Dining	9.91 x 5.61	9.91 x 5.61
Bed 2	3.87 x 2.96	12'6" × 9'7"
Bed 3	4.03 x 3.23	13'2" x 10'6"
Third Floor		
Master Bedroom Suite	4.36 x 3.82	14'3" x 12'5"
GIA	126m²	1357ft²
GEA	170m²	1832ft ²

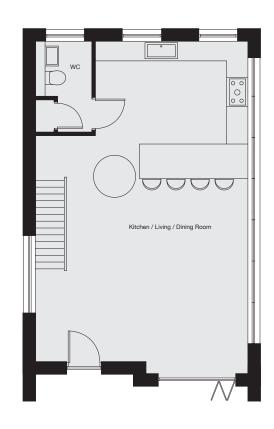




The Garden House – Floor Plans







First Floor

Ground Floor	m	f
Bed 1	3.70 x 3.18	12′1″ × 10′4
Bed 2	3.70 x 2.07	12′1″ x 6′8
Bed 3	3.70 x 2.90	12′1″ x 9′5

First Floor	m	ft
Kitchen/Living/Dining	6.25 x 7.02	20'5" x 23'0'
GIA	96m²	1032ft
GH	121.6m ²	1308ft







SPECIFICATION

Windows

Double glazed windows and doors including opening lights (subject to plot and apartment) with a durable powder coated finish.

Stairs

Timber Stairs with glass balustrade (External only).

Walls

Party walls constructed from metal studwork finished on both sides with sound resistant plasterboard and acoustic insulation between, or structural concrete faced with plasterboard on both sides. Internal walls constructed from metal studwork or modern timber panels with plasterboard on each side and acoustic insulation where detailed.

Balconies

Where applicable painted steel projecting balconies with painted steel and Glass balustrade (subject to plot). Juliette balconies will be formed from either painted vertical steel bars or glass (subject to apartment). All projecting balconies have deck finish.

Ceilings

Suspended flat plasterboard ceilings throughout.

Flooring

Engineered wood flooring to hall, living area and kitchen. Matt porcelain floor tiles to bathrooms, en-suites and shower rooms. Luxury Fitted carpets to bedrooms.

Decoration

All internal walls painted with warm white washable emulsion, skirting and door frames painted with warm white eggshell paint finishes.

Kitchens:

3 and 4 Bedroom Apartments / Town Houses

Composite stone worktops fitted with under-mounted stainless steel sink with contemporary deck mounted chrome finish taps. Feature tiled splash-backs. Integrated appliances, comprising combination stainless steel multifunction electric oven, touch control ceramic hob and integrated extractor hood, fridge freezer and dishwasher. Combined washing machine/ tumble dryer located in separate utility cupboard where appropriate. Fitted modular design kitchen units in high gloss finish.

Wardrobes

Integrated wardrobes fitted in master suites with custom designed painted feature doors.

Bathrooms

Fitted with white enamel bath with chrome finish mixer.
Contemporary wall mounted shower and glass bath
screen. White ceramic close coupled floor mounted WC.
White ceramic wash basin, with chrome lever mixer tap.
Wall mounted mirror finished cabinet in all bathrooms.
Chrome finish heated towel rail. Ceramic tiles to bathroom
with feature tiles to shower/bath area. Matt finish floor tiles.

Shower Rooms

Specification as bathroom but fitted with white shower tray, thermostatic wall mounted shower with glass shower screen.

Heating and Hot Water Apartments

Metered system provides heating and hot water. Centralized under floor wet heating system throughout with smart technology.

Electrics

Energy efficient lighting in kitchen, hall, bathroom, shower room and ensuite, where appropriate. Switch plates and sockets in accordance with IEE regulations. TV/FM and telephone points for broadband internet access in living room and master bedroom; satellite with connection points in living room and master bedroom. Integrated sonos speaker system in living areas.



FIXTURES & FITTINGS

Kitchen

Oven

Product: NEFF single electric fan-forced oven Location: All House kitchens

Hob

Product: NEFF electric hob with stainless steel and black finish
Location: All House kitchens

Integrated Dishwasher

Product: NEFF fully integrated dishwasher

Location: All House kitchens

· Integrated Fridge Freezer

Product: NEFF fully integrated fridge freezer

Location: All House kitchens

· Deck mounted kitchen Sink Mixer

Product: Contemporary style deck mounted sink mixer tap

Finish: Chrome finish

Location: Deck mounted to all House kitchen work tops

Kitchen Extractor

Product: NEFF concealed extractor fan

Finish: Stainless steel

Location: All House kitchens

Kitchen Sink

Product: Stainless steel under mounted sink

Finish: Stainless steel

Location: All House kitchens

Washing Machine

Product: NEFF Washer Dryer

Location: All House utility cupboards

Bathroom

· Deck Mounted Basin Mixer

Product: Contemporary style deck mounted taps

Finish: Polished chrome

Location: All House bathrooms

Bath Mixer

Product: Contemporary style bath mixes

Finish: Polished chrome

Location: All House bathrooms

• Wall Mounted Shower Set

Product: Contemporary style shower set

Finish: Polished Chrome

Location: All House Bathrooms

Heated Towel Rail

Product: Contemporary style heated ladder towel rail

Finish: Polished chrome

Location: All House bathrooms

WC

Product: close coupled floor mounted WC Finish: Glazed sanitary glaze porcelain Location: All House bathrooms

Washbasin

Product: Wall hung white ceramic washbasin

Finish: Glazed white

Location: All House bathrooms

Integrated Bath

Product: Built in bath

Finish: White

Location: All House bathrooms

Shower Tray

Product: High quality solid cast or acrylic shower tray

Location: All shower rooms

Wall Mounted Cabinet

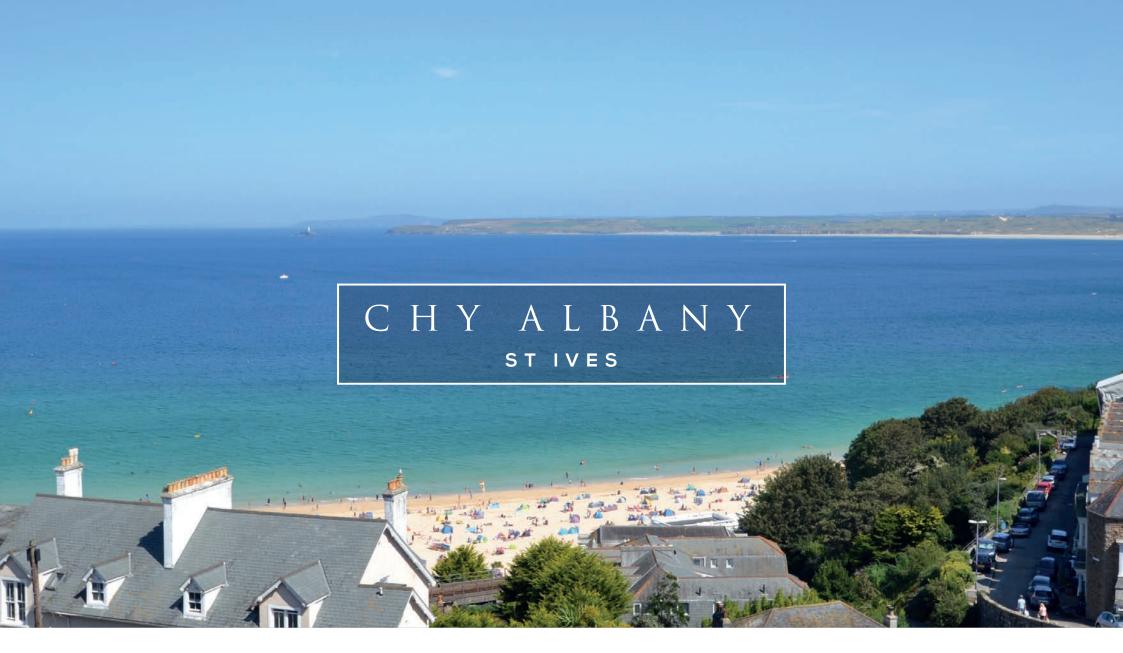
Product: Mirrored wall mounted cabinet

Finish: Mirrored

Location: All House bathrooms

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For further details please contact the selling agents:



Tel: 01392 423111

19 Southernhay East, Exeter, Devon, EX1 1QD exeter@knightfrank.com | KnightFrank.co.uk



Tel: 01736 793939

1 Tregenna Hill, St Ives, Cornwall, TR26 1SF crossestates.co.uk