

## 2 LOGANS COURT, BOSKERRIS CRESCENT

Carbis Bay, St. Ives, TR26 2QH



# CROSS ESTATES

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### Price: £450,000 – Offers in region of

Situated on the seaward side of Carbis bay, this superb and bright 2-bedroom apartment is a true gem offering lovely sea and coastal views that stretch from St Ives Harbour to the iconic Godrevy Lighthouse and the North Cornish coast. This beautifully appointed apartment offers comfort throughout with the open and airy living space flooded with natural light. Recently fitted modern kitchen, luxury bathroom and en-suite all compliment this property further. The balcony to the front is a haven for sitting and enjoying the sunrise and distant sun sets over the sea. The extra added benefit is the off road parking space and large garage and storage space. Currently a very successful holiday let through Aspects, this apartment receives excellent feedback from all that visit. The location is ideal for exploring the local area with the Carbis Bay resort a quick walk down as is Carbis Bay train station and the coastal footpath. Viewing is highly recommended



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- Beautifully presented 2 bedroom apartment
- Lovely sea and coastal views over to St Ives Harbour and the North Cornish coastline
- Off road parking space and large garage
- Successful holiday let

Double glazed door leading into

### ENTRANCE HALLWAY

Tiled flooring, storage cupboard, door into

### LOUNGE/DINER

#### DINING AREA 10' 10" x 9' 6" (3.3m x 2.9m)

Tiled flooring, window to the side, power points, fitted wall lights, radiator, balustrade to the lounge area and steps down to

#### LOUNGE 10' 10" x 12' 10" (3.3m x 3.9m)

Window to the side and sliding double glazed doors to the front opening out onto the balcony offering superb sea and coastal views. TV point, power points, oak flooring, cornice ceiling, radiator

#### KITCHEN 12' 6" x 7' 7" (3.8m x 2.3m)

Lovely recently fitted modern kitchen having an excellent range of eye and base level units with ample worktop surfaces over. Integrated dishwasher, fridge and freezer and space for washing machine, 4 ring Neff induction hob with electric oven under and extractor fan and hood over, stainless steel sink unit and drainer with taps over, under unit lighting, complimentary tiling

## INNER HALLWAY

Radiator

## BATHROOM 7' 3" x 6' 7" (2.2m x 2m)

Fully tiled modern bathroom with panelled bath, shower screen and mains connected shower with rainfall head and detachable, close coupled WC, pedestal wash hand basin, stainless steel heated towel rail

## BEDROOM TWO 8' 6" x 9' 2" (2.6m x 2.8m)

UPVC double glazed window to the rear, power points, radiator, built in wardrobe housing hanging space and shelving, further fitted cupboard housing the Worcester gas combi boiler

## BEDROOM ONE 11' 10" x 11' 10" (3.6m x 3.6m)

Great sized double with UPVC double glazed window to the rear, fitted wardrobe housing hanging space and shelving, TV point, power points, radiator, door to

## EN-SUITE

Fully tiled with pedestal wash hand basin, close coupled WC, stainless steel heated towel rail, walk in wet room style shower, separated from the main area by glass blocks and having mains connected shower inset having rainfall and detachable head, frosted window to the rear

## OUTSIDE

A lovely half wrap around balcony offering fine sea views to the front. There is a designated parking space and garage

## GARAGE 18' 8" x 11' 10" (5.7m x 3.6m)

Fantastic garage and storage space with up and over door ( electric ) power and water connected, there is a further storage area measuring approx 5.8m x1.1m with window to the side.

## EPC

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## COUNCIL TAX

Currently exempt - SBRR

## TENURE

Leasehold 973 years remaining £1775 per annum maintenance charge No ground rent payable



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