



24 St. Nicholas Court

24 St. Nicholas Court, St Ives, Cornwall, TR26 1SZ



St. Ives Harbour 0.1 Miles, Hayle 5 Miles,
South Coast 8 Miles

**A superb 2 bedroom Studio/Apartment,
with balcony and private parking. Part of
the highly desirable St Nicholas Court
development which is situated alongside
Porthmeor Beach.**

- Secure Parking
- No Onward Chain
- Balcony
- Set Over Two Floors
- Successful Holiday Let
- Town and Coastal Views
- Beachside Location
- Flexible Accommodation
- Leasehold
- Business Rated

Guide Price £685,000

SITUATION

As close to Porthmeor Beach as possible and in the heart of St Ives old town, 24 St Nicholas Court is a superbly positioned 1/2 bedroom private residence, holiday let, or investment property.

St Nicholas Court is situated by the beach in the highly sought-after Conservation Area of 'Downlong'. A short stroll takes you through the maze of narrow streets lined by fishermen's cottages and an eclectic range of shops, quality restaurants and galleries. Also very nearby are the historic St Ives School of Painting and the museum.

The picturesque granite harbour, complete with its sandy beach and fishing boats moored alongside the pier, is a focal point for many. Porthmeor beach faces the Atlantic, adjoins the Island and is a favourite with surfers, children, and families. It has an excellent restaurant and is overlooked by the renowned Tate Gallery. Porthminster Beach, on the far side of the harbour is also popular with families. Both beaches have Blue Flags. St Ives has a Leisure Centre, while a host of water sports, tennis and other activities are available locally.

At nearby Lelant, overlooking the Hayle Estuary, there is a spectacular Links Golf Course with fine views stretching towards Godrevy Lighthouse. A scenic branch railway line links St Ives with the main London to Penzance line at nearby St Erth.

THE PROPERTY

Available for the first time in almost 30 years, this south west facing apartment offers almost immediate access to the beach, flexible accommodation and stunning sea views across Porthmeor beach and St Ives Town.

Located on the second floor of St Nicholas Court this apartment offers a spacious open

plan living room with large windows. To the rear of the property there is a light, airy double bedroom, and a family bathroom with shower. A well-appointed kitchen completes this main living space.

Upstairs is a superb loft/studio space, suitable as a bedroom and/or lounge, with fabulous views. Adjoining the studio is a large balcony where you can relax in the sun, and view the town, beach and glorious evening sunsets.

St Nicholas Court has its own courtyard and garden, plus a communal laundry and shower.

PARKING

24 St Nicholas Court benefits from its own private, secure parking on the ground floor. The car park is accessible 24/7 with locking gates.

SERVICES

Mains Water, Electricity and Drainage.
948 years remaining of a 999 year lease.
Superfast Broadband Available (Ofcom) EE,
O2 & Vodaphone signal Limited (Ofcom)

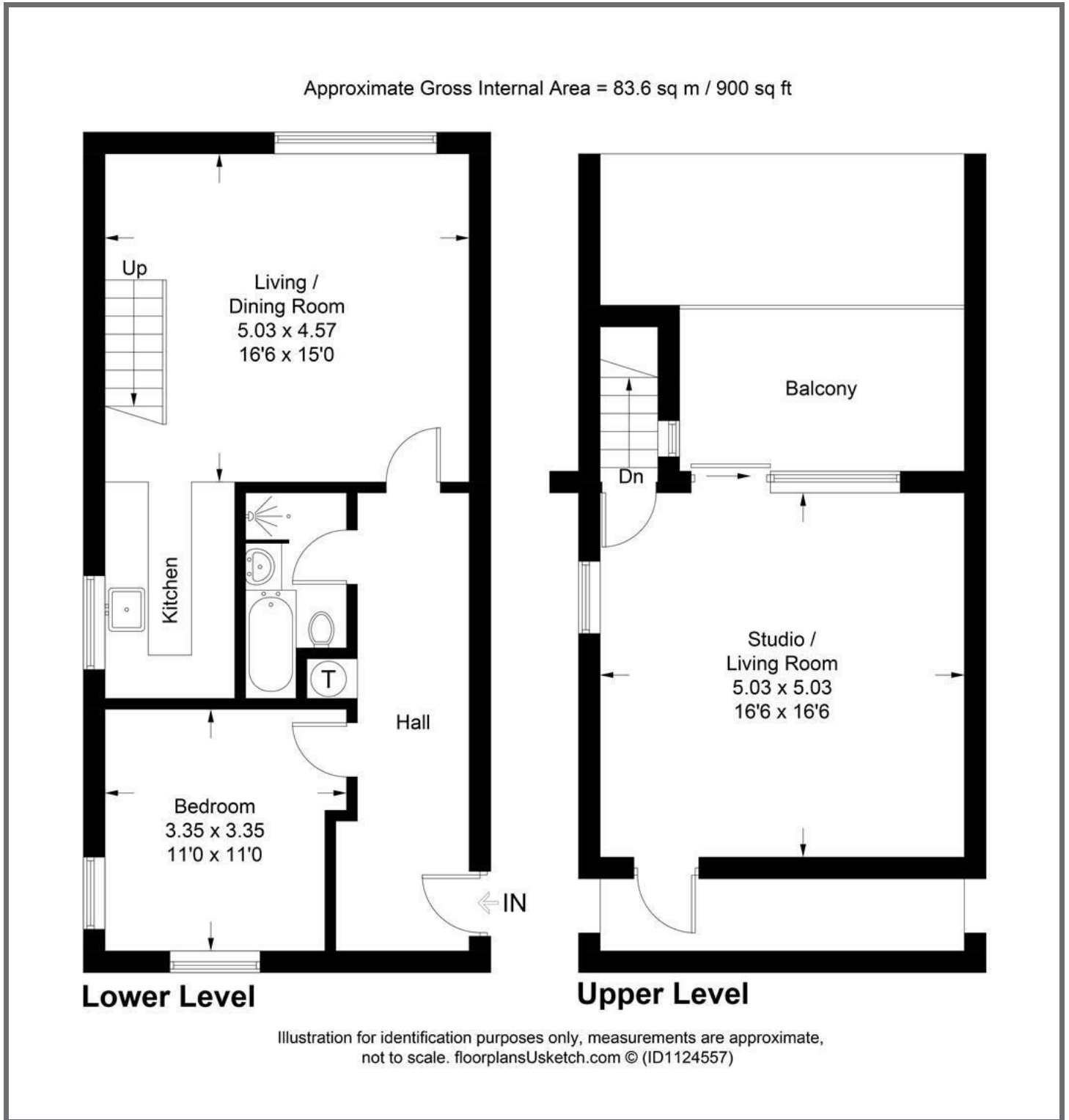
VIEWING

Strictly and only by prior appointment with Stags' Truro office.

DIRECTIONS

Proceed to the heart of St Ives and ideally park in The Island Car Park. Leave the car park on foot and continue along Porthmeor Road. St Nicholas Court is on your right-hand side. From the courtyard No 24 is on the second floor to your left





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(85-91) B		74
(82-84) C	(65-81) D		
(69-78) E	(51-64) F	29	
(1-68) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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