



Penwith Villa, Una, Laity Lane  
St. Ives, Cornwall, TR26 3HW  
Price guide £480,000



Una St Ives, is situated on the fringes of the Cornish fishing town of St Ives, close to the nearby Carbis Bay which found fame when hosting the G7 summit in 2021. This exceptional resort boasts an award winning restaurant, Una Kitchen and Una Spa with its 15 metre indoor swimming pool, life fitness gym, sauna, steam room, luxurious spa treatments and Una Lido providing a stunning seasonal outdoor luxurious well being experience.

### THE VILLA

Offering two large bedrooms with modern open plan living, this furnished, brand new luxurious villa is situated on the Phase E part of the development and boasts many refinements of modern living. From oak wall lining to recessed mini LED spotlights on the staircase treads, to engineered oak floors and glass balustrade. The beautifully finished lodges provide refined, spacious living with each detail having been thoroughly thought through and designed.

In brief, the accommodation which is arranged into reverse level, comprises an entrance hall, bathroom, two bedrooms, master of which benefiting from an en suite shower room. On the first floor is a large open plan lounge/kitchen/diner and access to the balcony.

### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

#### DOOR TO

#### HALL

With doors to both bedrooms, built in cupboard, door to the rear terrace, doors to both bedrooms and door to

#### BATHROOM

Comprising a bath, w.c. and a wash basin.

#### BEDROOM ONE

3.6m x 3.5m (11'9" x 11'5")

With doors to the rear terrace and door to

#### EN SUITE

Comprising a w.c., wash basin and a shower cubicle.

#### BEDROOM TWO

4.1m x 3.1m (13'5" x 10'2")

Outlook to the front.

#### STAIRS TO

#### FIRST FLOOR

#### LOUNGE/KITCHEN/DINER

A large open plan lounge/kitchen/diner with opening onto a good size balcony.

## HOW IT WORKS

- You enjoy your villa or apartment for six weeks every year, spread equally over high, mid and low seasons. Then we take care of the rest, including maintenance and lettings, paying you a guaranteed up to 8% return for an initial five-year term, paid in advance in quarterly instalments.
- As a villa or apartment owner, during your stays you also benefit from:
  - 15% discount at Una Kitchen during your visits
  - 20% off spa treatments
  - Complimentary membership of our Leisure Club, giving you full access to our impressive leisure facilities
  - If you choose to spend more than six weeks a year here, we'll not only welcome you back, but we'll also offer you a 10% discount off the standard rate (subject to availability).

## FLEXIBILITY BUILT IN

- Prefer to keep things flexible? No problem. You can share your six owners' weeks with family and friends (but not let your villa or apartment commercially). You can also swap your high season weeks for mid or low season stays. And if you stay for fewer than six weeks a year, we'll increase your return above 8%.

## WHAT HAPPENS AFTER 5 YEARS?

At the end of your initial term, you can sign up for another Live & Let contract on new terms.

## A HOLIDAY HOME WITH NONE OF THE HASSLE AND ALL OF

When we say, "we'll take care of the rest", we mean it. Your investment with our Live & Let scheme includes:

- Housekeeping and changeover costs after each commercial letting, including hotel quality linen, a cleaning starter pack and a gourmet welcome hamper with Cornish tea, coffee and milk
- Contemporary, high-quality furniture for the duration of your contract
- Business rates
- TV license
- Hot tub maintenance (for villas)
- Buildings and contents insurance
- Utility costs for water, electricity, drainage and broadband
- Letting agents' commissions
- Annual service charge
- Maintenance of everything from cleaning windows and outdoor furniture to replacing light bulbs
- Annual tests as well as certifying appliances and alarms.
- Water Risk Assessment, including our legionella prevention regime

All you need to take care of is the housekeeping costs when you stay. Then sit back and leave the rest to us.



## DIRECTIONS

WHAT THREE WORDS: dust.fetches.startles

## VIEWINGS

To view this property or any other we are offering for sale simply call the office on 01326 761302.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
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