



Compass Point
Boskerris Road
Carbis Bay
TR26 2PU

Asking Price £385,000

- Stunning 2 Bedroom Apartment
- Outstanding Views Into St Ives Bay
- Fitted Kitchen
- Dining Room/Bedroom 3
- Master Bedroom Ensuite
- Living Room
- Garage Within Block
- Use Of Communal Patio
- Ideal Investment
- Epc C79



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Tenure - Leasehold

Council Tax Band - D

Floor Area - 688.89 sq ft



Entrance

Communal Front door opening into the hallway where the front door is found on the left. Front door opening into:

Reception Hall

Laminate flooring. Storage cupboard offering hanging space and shelving. Carpet. Radiator. Doors opening into:

Kitchen

11'04 x 7'03 (3.45m x 2.21m)

Vinyl flooring. Radiator. Range of base level units and drawers incorporating a washer dryer, dishwasher and Fridge and freezer. Work surfaces incorporating a 4 ring gas hob with a stainless steel cooker hood above and oven grill below. Integrated 1 1/4 stainless steel sink drainer. Tiled splashbacks and surrounds. Eye level units incorporating spice drawers. Cupboard housing the gas boiler. Double glazed window to the rear aspect .

Bedroom

12'00 x 9'03 (3.66m x 2.82m)

Carpet. 2 x radiators. Double glazed patio doors opening onto:

Balcony

5'00 x 2'03 (1.52m x 0.69m)

decked flooring and painted railings surrounds with a wooden hand balustrade above.

Dining Room/Bedroom 3

10'01 x 9'03 (3.07m x 2.82m)

Carpet. Radiator. Double glazed window to the side aspect.

Bathroom

Tiled flooring. pedestal basin with vanity mirror above. Low level W/c with a concealed cistern. Twin gripped panel bath with shower above of the mixer tap. ladder towel rail. Extractor fan. Recessed glass shelving. Tiled splashbacks and surrounds.

Master Bedroom

17'01(max) x 10'01 (5.21m(max) x 3.07m)

Carpet. Radiator. Double glazed window to the front aspect offering a stunning view out into St Ives bay and taking in the full

vista from St Ives across and around to Godrevy Lighthouse and Trevoze Head in the distance. Fitted bedroom furniture including wardrobes, bedside tables and box cupboards above the bed.

Door into:

EnSuite

Tiled effect wooden flooring. Low level W/c with a concealed cistern. Corner shower with shower head above of the mains. Pedestal hand wash basin with vanity mirror above. Ladder towel rail. Tiled splashbacks and surrounds. Glass recessed shelving. Extractor fan.

Living Room

17'03 x 11'02 (5.26m x 3.40m)

Carpet. Radiator. Double glazed bay window to the front aspect offering a stunning view out into St Ives bay and taking in the full vista from St Ives across and around to Godrevy Lighthouse and Trevoze Head in the distance.

Garage

The property benefits from a garage within the block to the front.

Outside

The apartment has full use of the large communal patio area to the front of the property and offers a stunning view out into St Ives Bay.

Lease Details

To Be Confirmed





This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

From St Ives pass Tesco and turn left into Boskerris Road. Head down the hill passing the Boskerris Hotel and follow the road around to the right and then left where the turning for Compass Point will be found on your left

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Valuation Request

