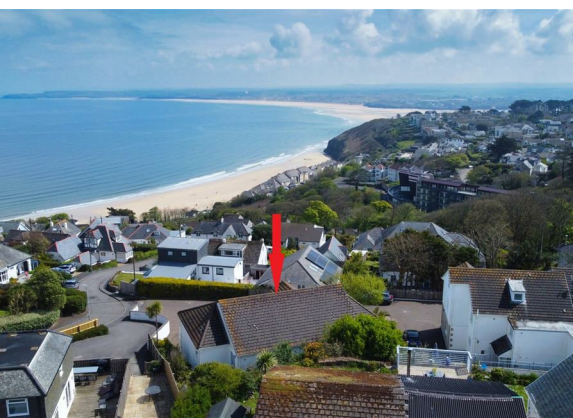




Valley Road
Carbis Bay
Carbis Bay
TR26 2QS

Offers In The Region Of
£455,000

- THREE BEDROOM (MASTER ENSUITE) GROUND FLOOR APARTMENT
- SITUATED ON THE SEAWARD SIDE OF CARBIS BAY
- WELL PRESENTED ACCOMMODATION
- SEA VIEWS
- UNDER FLOOR HEATING
- ALLOCATED PARKING
- NO ONWARD CHAIN
- INTERNAL VIEWING IS SURE TO IMPRESS!



 **Millerson**
millerson.com

Tenure - Leasehold - Share
of Freehold

Council Tax Band - E

Floor Area - 882.00 sq ft



Communal entrance leading to front door, opening into..

ENTRANCE HALLWAY

Fitted carpet, inset ceiling spot lights, built in cupboard. Door into..

UTILITY ROOM

4'4 x 3'7 (1.32m x 1.09m)

Space for washing machine, tiled flooring and fitted shelving.

OPEN PLAN LOUNGE/KITCHEN/DINER

23'9 x 14'8 (7.24m x 4.47m)

A spacious, open plan living area.

Kitchen- Fitted with a range of shaker style base and wall mounted units with granite work surface over. Undermount stainless steel 'Franke' sink and mixer tap, granite upstand, four ring gas hob, stainless steel and glass extractor above. Integrated slimline dishwasher, microwave, oven, fridge and freezer. Tiled floor and inset ceiling spot lights.

Lounge/Diner- Fitted carpet, inset ceiling spot lights, sliding patio door with superb sea views across to Hayle beach and Godrevy Lighthouse, leading out onto a decked terrace and small lawned garden.

BEDROOM 1

12'10 x 12'3 (3.91m x 3.73m)

Fitted carpet, double glazed window with sea and coastal views. Door into..

ENSUITE

8'4 x 5'2 (2.54m x 1.57m)

Shower cubicle with mains fed shower with drencher head, sliding glass door, tiled surround. Wall hung wash hand basin with monobloc tap, concealed cistern w/c with push button flush. Tiled walls and flooring, inset ceiling spot lights. Heated towel rail.

BEDROOM 2

12'5 x 7' including wardrobe (3.78m x 2.13m including wardrobe)

Fitted carpet, double glazed window to the side aspect, built in wardrobe, cupboard housing gas boiler.

BEDROOM 3

8'11 x 8'4 (2.72m x 2.54m)

Fitted carpet, double glazed window to the front, spot light rail.

BATHROOM

8'6 x 5'11 (2.59m x 1.80m)

A luxuriously appointed bathroom suite comprising - Panel enclosed bath with mains fed shower over, obscured double glazed to the side, wall mounted wash hand basin with monobloc tap, low level w/c with push button flush, tiled walls and flooring, heated towel rail, inset ceiling spot lights.

OUTSIDE

The apartment is approached via a shared pathway leading to the main front door.

Accessed via the living room is a decked terrace with space for table and chairs, ideal for Al Fresco dining.

PARKING

There is an allocated parking space situated to the front of the development.

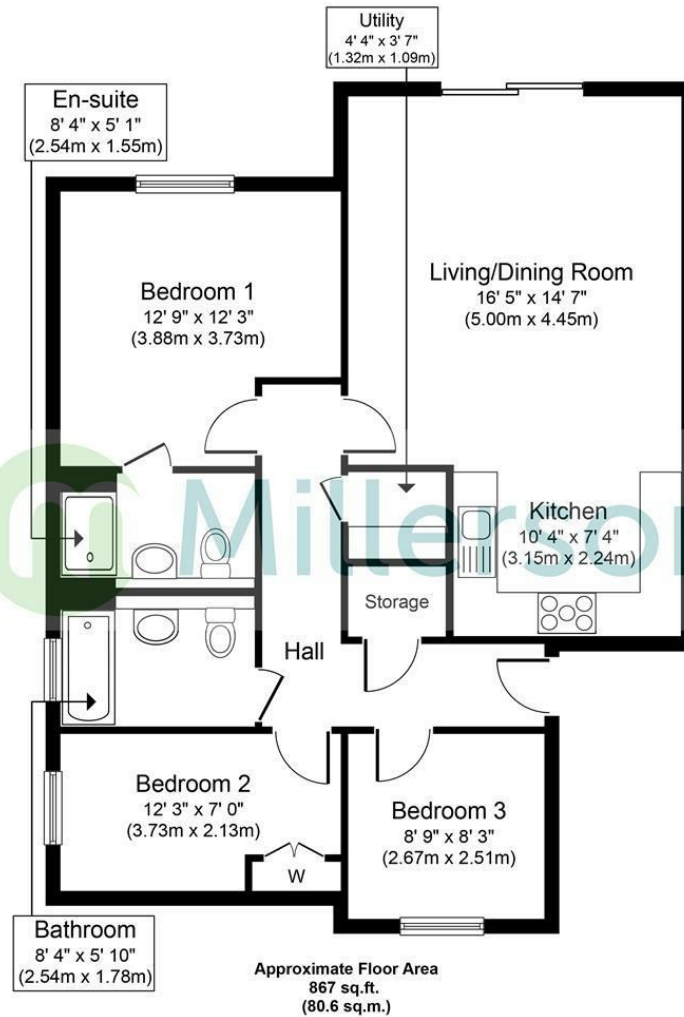
AGENTS NOTE

Tenure: Leasehold with a share of the freehold.

Ground rent and maintenance charge: £165 paid monthly.

Management agent: Belmont Property Management





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(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, proceed out of town towards Carbis Bay. Proceed over the roundabout by Tesco supermarket and continue along this road, turning left onto Valley Road. Continue down Valley road, the entrance to the Spinnakers will soon be seen on your right. No.1 is on your right hand side with a footpath leading to the main door.

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Valuation Request

