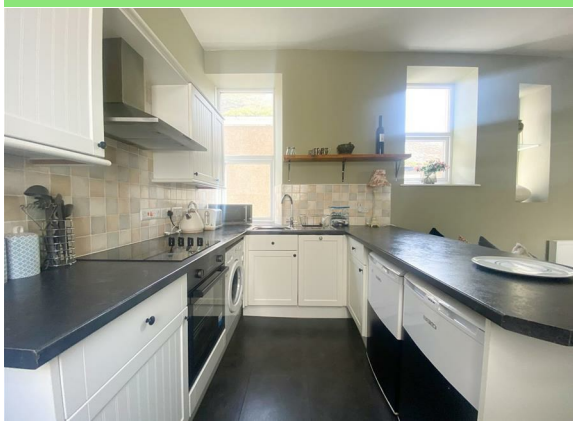


# 1 Primrose Court Primrose Valley St. Ives

TR26 2ED

Asking Price £295,000

- TWO BEDROOM GROUND FLOOR APARTMENT
- CLOSE TO PORTHMINSTER BEACH
- ALLOCATED PARKING
- CURRENTLY USED AS A HOLIDAY LET
- SOLD FURNISHED AND EQUIPPED
- INTERNAL VIEWING RECOMMENDED!



 **Millerson**  
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Tenure - Leasehold

Council Tax Band - A

Floor Area - 484.00 sq ft



Obscured double glazed front door, opening into..

#### OPEN PLAN LOUNGE/KITCHEN DINER

20'8 x 11'3 (6.30m x 3.43m)

Kitchen- Fitted with a range of shaker style base and wall mounted units with roll top work surface over. Four ring electric hob, tiled splash back, stainless steel extractor above, electric oven below, integrated washing machine, stainless steel sink and drainer, tiled splash back, double glazed window to the side. Lounge- vinyl tile effect flooring, two double glazed windows to the side, double glazed window to the front, heating radiator, recessed shelving. Space for table and chairs.

#### BEDROOM 1

11'4 x 8'10 (3.45m x 2.69m)

Fitted carpet, heating radiator, double glazed window to the side.

#### BEDROOM 2

11'5 x 7'0 (narrowing to 8'4) (3.48m x 2.13m (narrowing to 2.54m))

Fitted carpet, heating radiator, double glazed window to the front aspect.

#### BATHROOM

11'5 x 5'11 (3.48m x 1.80m)

Panel enclosed bath with electric shower over, tiled surround. Inset ceiling spot lights, pedestal wash hand basin, low level w/c, obscured double glazed window to the rear and side aspect, shaver socket. Cupboard housing hot water cylinder and fitted shelving. Heated towel rail, wall mounted extractor, tiled walls and flooring.

#### OUTSIDE

The property is approached via a communal courtyard. With space for a small table and chairs close to the front door.

#### PARKING

There is an allocated parking space for the apartment located just down the hill from the development.

#### TENURE

Leasehold

Balance of 999 years from 1984.

Service charge = £1500 paid per annum, which includes buildings insurance.

#### SERVICES

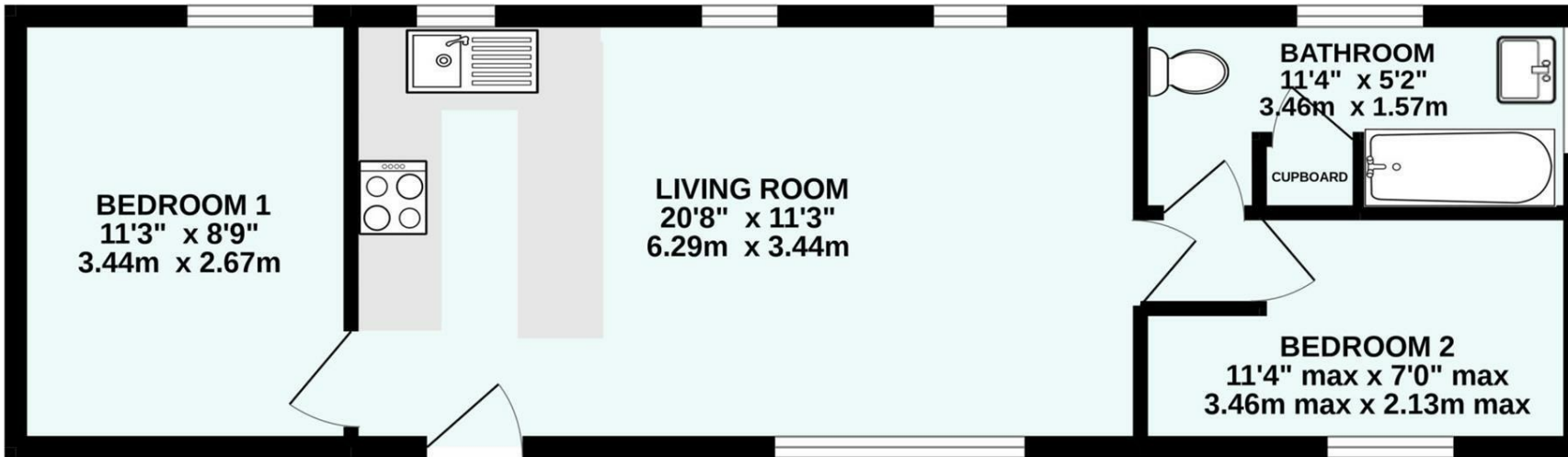
Mains electricity, water and drainage.

#### AGENTS NOTE

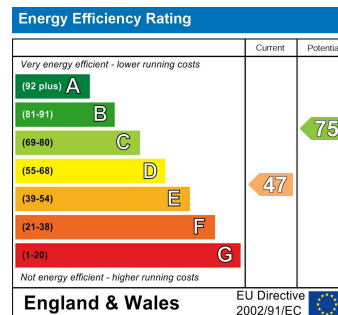
The property is currently run as a furnished holiday let and will be sold furnished and equipped (subject to a final inventory). The onward holiday bookings will need to be honoured by the new owners. Please contact Millerson for further details.



# GROUND FLOOR



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Please Speak to Our Lettings Area Manager Lizzie Collins  
01726 72236

## Contact Us

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