



Trevoise House
St Ives Road
Carbis Bay
TR26 2FZ

Asking Price £179,950

- Top Floor Apartment
- View to Godrevy Lighthouse
- Lounge
- Fitted Kitchen
- Bedroom
- Bathroom
- Parking
- Ideal First Time Buy or Investment
- Viewing Advised



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 505.90 sq ft



Entrance

Communal front door with telephone entry system opening into the communal hall with stairs rising up to the second floor landing leading to the front door of the apartment.

Reception Hall

Carpet. Radiator. Cupboard housing the gas boiler. Doors opening into:

Living room

16'02 x 12'02 (4.93m x 3.71m)

Carpet. Radiator. Feature crescent double glazed picture window to the front aspect offering a sea glimpse. Velux window to the side aspect with an integrated black out blind . High level storage space. Opening through too:

Kitchen

11'01 x 10'02 (3.38m x 3.10m)

Vinyl flooring. Range of base level units and drawers incorporating a freezer, fridge, dishwasher and washing machine. Work surfaces above with an integrated 4 ring Hotpoint hob with oven grill below and extractor fan above and splashbacks. Integrated 1 1/4 stainless steel sink drainer with a mixer tap above. Deep set shelf. Two Velux windows to the front aspect with on offering a lovely view towards Godrevy lighthouse and the the other with a distant view towards Carn Brae.

Returning to the reception hall are doors leading into:

Bedroom

10'02 x 11'01 (3.10m x 3.38m)

Carpet. Radiator. Two Velux windows to the rear aspect with blackout blinds. Loft access.

Bathroom

6'10 x 6'07 (2.08m x 2.01m)

Tiled flooring. Ladder towel rail. Low level W/c with a concealed cistern. Vanity basin set into a unit with glass shelving below and a vanity mirror above. 'L' shaped bath with shower above of the mixer tap. Vanity shelving. Tiled splashbacks and surrounds. Extractor fan.

Parking Space

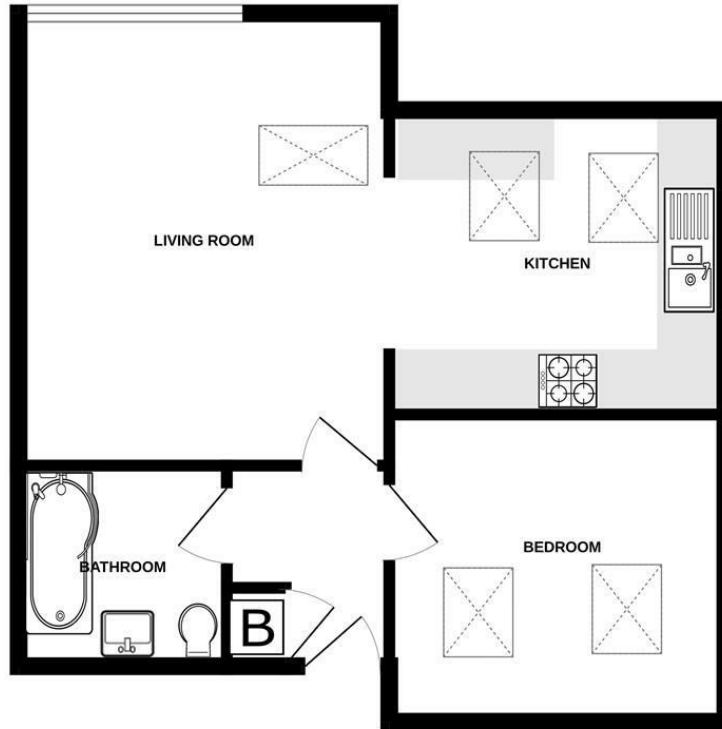
The apartment has the benefit of an allocated parking space for one car.

Lease Details

The apartment is being sold with the benefit of a 999 year lease which commenced in 2010. We are informed that the ground rent is £200 per annum and a service charge of £85 per month which covers the buildings insurance any maintenance and cleaning of all communal areas.




TOP FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Directions To Property

From St Ives, proceed pass Tesco heading along the St Ives Road. Upon reaching the Pharmacy turn right where the property will be found

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Valuation Request

