



Boskerris Road

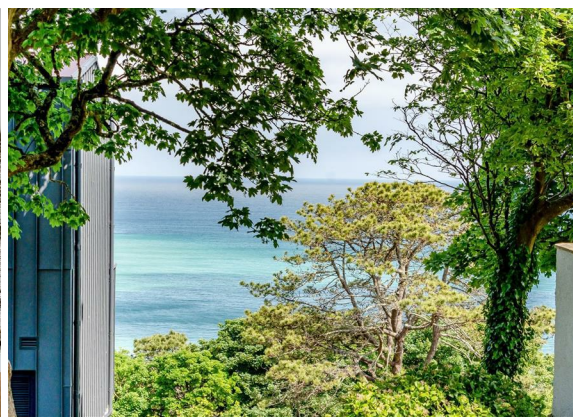
Carbis Bay

St. Ives

TR26 2NQ

Offers In The Region Of
£400,000

- A SUPERB TWO BEDROOM GROUND FLOOR APARTMENT
- IMPECCABLY PRESENTED
- A SHORT WALK TO CARBIS BAY BEACH
- SEA AND COASTAL VIEWS
- ALLOCATED PARKING
- CAN BE SOLD FULLY FURNISHED
- AN INTERNAL VIEWING IS SURE TO IMPRESS!



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - C

Floor Area - 652.00 sq ft



Communal entrance, with entrance door opening into...

ENTRANCE VESTIBULE

Engineered oak flooring, space for coats, door to...

ENTRANCE HALLWAY

Engineered oak flooring, LED inset ceiling lighting, cupboard housing washing machine and hot water cylinder above. Door leading into...

OPEN PLAN LOUNGE/KITCHEN/DINER

26'9 x 12'3 (8.15m x 3.73m)

A spacious open plan living area with a most attractive and well equipped, country, shaker style kitchen with oak wooden work tops.

Integrated Neff slimline dishwasher, Neff induction hob, splash back and integrated stainless steel extractor above, and Neff electric oven below.

Under counter, ceramic sink with mixer tap, Plate rack, under unit lighting and space for freestanding fridge/freezer.

Lounge/Diner-engineered oak flooring, inset ceiling lighting, space for table and chairs and a three piece, sofa suite.

Bifolding double glazed doors and further bifolding doors leading out onto the front facing balcony enjoying sea views.

ENSUITE BEDROOM

10'6 x 8'7 (3.20m x 2.62m)

Engineered oak flooring, inset ceiling spot lighting, built in cupboard with hanging rail and fitted shelving. Double glazed window to the front, door into...

ENSUITE SHOWER ROOM

6'6 x 6'4 (1.98m x 1.93m)

A luxuriously appointed shower room with corner shower with bifolding door, mains fed shower, drencher head and wand attachment, tiled surround.

Low level w/c with push button flush, wash hand basin with monobloc tap, vanity unit below, wall mounted illuminated mirror, ceiling mounted extractor and LED lights, heated towel rail, tiled floor and walls.

BEDROOM 2

12'3 x 10'5 (narrowing to 9'1) (3.73m x 3.18m (narrowing to 2.77m))

Engineering oak flooring, inset ceiling lighting, double glazed bifolding door to the rear with sea views, leading onto the balcony.

Built in cupboard with storage, hanging rail and lockable storage compartment below.

BATHROOM

6'6 x 5'6 (1.98m x 1.68m)

Luxuriously appointed bathroom suite comprising bath with mixer tap and wand attachment, shower screen, tiled wall and flooring. Low level w/c, wash hand basin with vanity unit below, illuminated mirror, heated towel rail, LED ceiling lights.

OUTSIDE

To the front of the development is an allocated parking space. Accessed via the living room and bedroom two is a spacious balcony enjoying sea views and distant views towards The Island in St. Ives, with paved flooring, enclosed by glass with stainless steel hand rail.

AGENTS NOTE

The property can be sold furnished and equipped, subject to a final inventory. Please contact our office for further details. The property benefits from a recently installed air source heat pump, which provides the heating and hot water.

LEASE DETAILS

Leasehold - balance of 999 years from 2011

Ground Rent £0

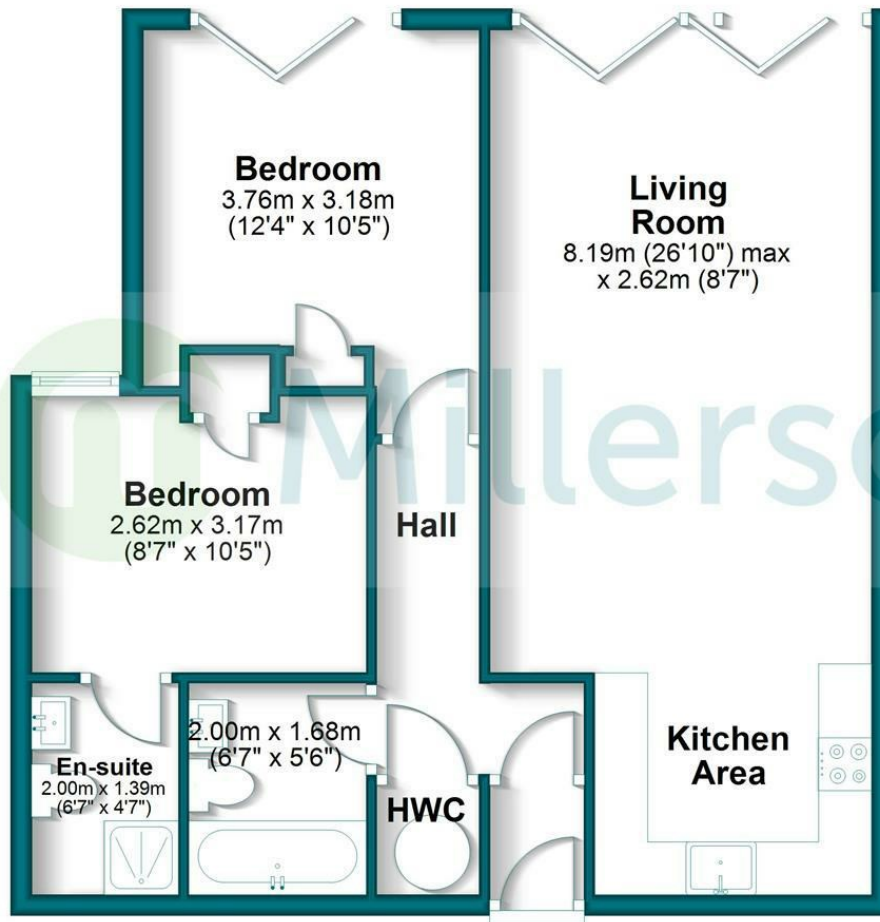
Maintenance charge £2179.29 per annum, payable monthly.

Please note, the property cannot be used for business use other than holiday letting.



Ground Floor

Approx. 60.6 sq. metres (652.1 sq. feet)



Total area: approx. 60.6 sq. metres (652.1 sq. feet)

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

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Valuation Request

