



Richmond Place
St. Ives
TR26 1JN

Asking Price £270,000

- Town Centre Location
- Ideal Investment
- Double Bedroom
- Walking Distance from Harbour and Beaches
- Leasehold
- EPC - E40
- Council Tax - Band A



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - A

Floor Area - 431.60 sq ft



The Property

Modern One Bedroom Apartment In St Ives With Rear Courtyard! Located on Richmond Place and within close proximity to St Ives town, beaches and harbour front, this apartment would make an ideal home or holiday home. There is an option to purchase a small parking space by separate negotiation. We have not been made aware of any restrictions by the vendor that would not allow you to holiday let this apartment. We have not seen the freehold title or the lease.

This middle floor apartment has a 125 year lease from 1st August 2006. We are waiting for the vendor to confirm the service charge / ground rent and when it is reviewed. We have also been informed by the vendor that the lease / freehold title states that this property has sole use of the courtyard. The lower ground floor flat can use the yard as an emergency exit only. The vendors have informed us that apartment utilities have been separated with independent metres.

Richmond Place is tucked away from the main roads and enjoys a certain degree of peace and tranquility, whilst remaining just minutes from the main shopping streets, fine restaurants and cafés along the harbour front. Within the immediate vicinity to Richmond Place is the renowned Barbara Hepworth Museum and Sculpture Garden, Trewyn Gardens and Porthminster Gallery.

Local beaches under a half mile radius include Porthminster, Bamaluz, Porthgwithden and Porthmeor. Tate St Ives and The Island are also close by.

A flight of fourteen steps lead up to the front door of Richmond Place. Through the communal entrance, the front door to the apartment is located on your left.

Upon entry, you are immediately into the living room which is well lit through its southeast facing double glazed window bay. A wall mounted electric heater provides heating. Opposite, an ornamental, Victorian style fireplace adds a touch of character to the room.

Beyond the living room and off the hallway is a double bedroom. A double glazed window with a seating area overlooks the rear courtyard and a wall mounted electric heater sits adjacent.

At the end of the hallway, a modern galley kitchen is fitted with a range of white cupboards and drawers with granite counter tops. There is an integrated oven, sink basin, and space for a washer. A cloakroom area just off the kitchen leads to a three piece bathroom suite and the external doorway to the rear patio area.

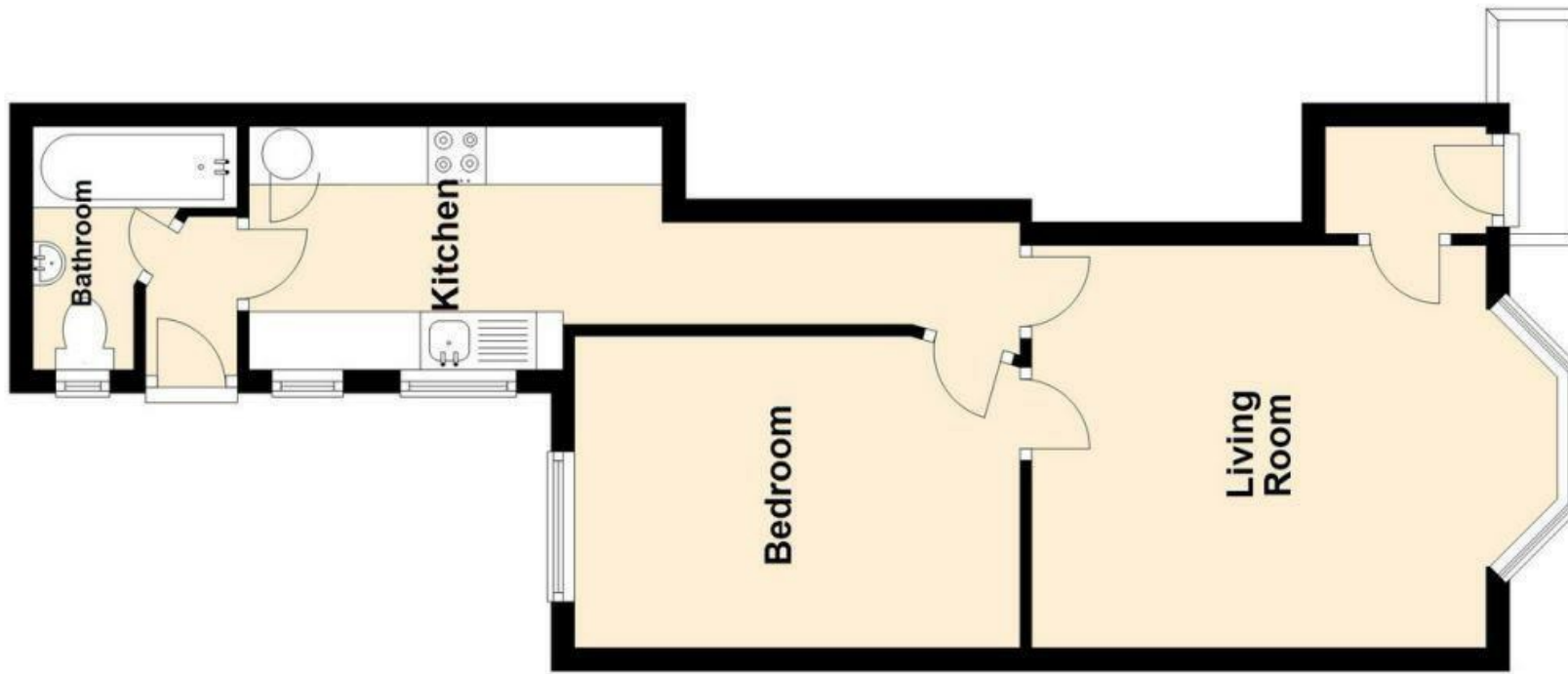
Tenure

Leasehold, 108 years remaining



Directions To Property

From our St Ives office head down into the town and head through the Hepworth Gardens. Turn left on leaving the garden and the property will be found on the right. Noted by the agents for sale board.



NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE FOR ILLUSTRATIVE PURPOSES ONLY. DECORATIVE FINISHES, FIXTURES, FITTINGS AND FURNISHINGS DO NOT REPRESENT THE CURRENT STATE OF THE PROPERTY. MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE

Millerson Estate Agents
50 Fore Street
Hayle
Cornwall
TR27 4DY
E: hayle@millerson.com
T: 01736 754115
www.millerson.com

Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

 **Millerson**
millerson.com