



Richmond Place
St. Ives
TR26 1JN

Asking Price £420,000

- 2 BEDROOM APARTMENT
- 3 BATHROOMS
- OPEN PLAN LIVING
- STUNNING VIEWS INTO ST IVES BAY
- SMALL PARKING SPACE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- IDEAL HOLIDAY LET
- VIEWING ADVISED
- EPC - C57



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 839.59 sq ft



Entrance

Communal front door opening into a reception porch. The front door of the apartment is the door to the right and opens into:

Reception Hallway

Wooden flooring. Decorative archway. Wall mounted consumer unit. Carpeted stairs leading to:

Half Landing

Carpet, step up to a the upper landing with carpeted stairs rising into the the open plan living area. Door opening into:

Bathroom

Tiled flooring. Free standing Oval shaped bath with central swan neck mixer tap above. Dual flush low level W/c. Vanity basin set into a unit with vanity drawers below. Obscure double glazed window to the rear aspect Cupboard housing the gas boiler. Vanity mirror. Double glazed door opening onto:

Balcony

7'7 x 7'3 (2.31m x 2.21m)

Composite decking. Iron railing surrounds. Views towards Godrevy lighthouse and Trevoise head in the distance.

Returning to the upper landing, there are carpeted stairs rising up into:

Open Plan Lounge Kitchen Dining Room

26'1 x 14'6 (7.95m x 4.42m)

Wooden flooring throughout. Double glazed window to the front aspect and a double glazed bay window to the front aspect offering a stunning view across the Parish Church and out into St Ives bay and across to Hayle beach. Carpeted stairs rising to the second floor landing. Decorative tubular radiator. Breakfast bar with high polished worktop. Within the kitchen area is a range of base level units and drawers incorporating a dishwasher, washing machine and fridge and freezer. With high polished granite worksurfaces above incorporating 1 1/4 sink with granite upstand behind. Integrated 4 ring electric hob with extractor over and an oven grill below. Sliding pantry cupboard. Double glazed window to the rear aspect.

Carpeted stairs leading up to the second floor landing.

Bedroom

13'8 x 13'4 (4.17m x 4.06m)

Carpet. Radiator. Recessed shelving area. 2 x Velux windows to the front aspect with blackout blinds. Double glazed window to the front aspect offering a stunning view out into St Ives bay and beyond to Hayle beach. Door opening into:

En Suite

Tiled flooring. Vanity hand wash basin. with drawers below and vanity mirror above. Dual flush low level W/c. Shower with glazed surrounds and sliding glazed doors and shower above of the mains with body spray jets. Ladder towel. Tiled surrounds and splashbacks.

Bedroom

10'7 x 8'2 (3.23m x 2.49m)

Carpet. Radiator. Double glazed window to the rear aspect. Door into:

En Suite

Tiled flooring. Vanity basin with drawers below. Dual flush low level W/c. Double sized shower tray with glazed screen to side and shower above of the mains . ladder towel rail. Extractor fan. Obscure double glazed window to the rear aspect.

Parking

To the front of the property is a small parking space for one car

Lease Terms

The apartments holds the remains of a 125year lease of which we are lead to believe that there is 109 years remaining. The service charge is £25 per annum and their is an absent landlord.



Directions To Property

Proceed through the Hepworth garden turning right onto Richmond Place where the apartment will be found noted by the For sale board



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Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

