



Richmond Place  
St. Ives  
TR26 1JN

Asking Price £450,000

- STUNNING TOWN APARTMENT
- STUNNING VIEWS
- 3 BEDROOMS
- OPEN PLAN LIVING
- PARKING
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- IDEAL HOLIDAY LET
- VIEWING ADVISED
- REMAIN OF A 999 YEAR LEASE





Tenure - Leasehold

Council Tax Band - C

Floor Area - 1024.30 sq ft



### Entrance

Twin paned front door opening into

### Reception Hall

Fitted footwell matt. Wooden flooring. Vertical radiator. Wall mounted consumer unit. Carpeted stairs with handrail to side with spindles below rising to:

### Landing

Carpet. Carpeted stairs rising up into the open plan living space. Door into:

### Bathroom

Tiled flooring. Vanity basin set onto a free standing unit with shelving below and a vanity mirror above. Dual flush low level W/c. 'L' shaped panel bath with shower above incorporating a separate shower hand attachment. Ladder towel rail. Extractor fan Tiled splashbacks and surrounds. Cupboard housing the gas boiler. Obscure double glazed window to the rear aspect. Double glazed door opening onto:

### Sun Terrace

15'5 x 8'6 (4.70m x 2.59m )

Composite decking. Iron railing surrounds. Views towards Godrevy lighthouse and beyond to Trevoise Head.

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

### Open Plan Living, Dining Kitchen Room

27'3 x 15'9 (8.31m x 4.80m )

Wooden flooring throughout. Double glazed window to front and a double glazed bay window to the front aspect offering a stunning view out into St Ives bay and across towards Hayle beach. Recessed gas fire. Vertical radiator. Carpeted stairs rising to the second floor landing. Within the kitchen are base level units and drawers incorporating a dishwasher, washing machine and Fridge and freezer. Offering high polished work surfaces above with a integral 1 1/4 stainless steel sink with a swan neck mixer tap above. Integrated 4 ring gas hob with extractor over and oven grill below. Sliding panty cupboard.

Carpeted stairs with handrail to side and spindles below rising up to:

### Landing

Carpet. Velux window. Doors opening into:

### Bedroom

9'08 x 7'00 (2.95m x 2.13m)

Carpet. radiator. Double glazed window to the rear aspect.

### Bedroom

13'10 x 9'20 (4.22m x 2.74m)

Carpet. Radiator. Double aspect double glazed window to rear and double glazed patio doors to side opening onto a Juliet balcony and offering a stunning view into the harbour of St Ives and across and beyond to Godrevy lighthouse and Trevoise head in the distance.

### Bedroom

14'3 x 13'4 (4.34m x 4.06m )

Carpet. Radiator. 2 x Velux windows to the front aspect with fitted blackout blinds and a double glazed window to the front aspect offering a stunning view out into the bay of St Ives taking in the Parish Church and across to Crab rock and Pedn Olva point and beyond.

### Outside

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

### Lease Terms

The property holds the remains of a 999 year lease with approximately 964 year remaining. The ground rent is £25 per annum and there is an absent landlord.





## Directions To Property

From Tregenna Place head through The Hepworth Gardens. As you leave the gardens turn left and up Richmond Hill where the property will be found on the right noted by the For Sale Board

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			69
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

