



28 Compass point Boskerris Road

St. Ives

Offers In The Region Of £650,000

 **Millerson**
Select

28 COMPASS POINT BOSKERRIS ROAD

ST. IVES

- A SUPERBLY PRESENTED DEPLUX PENTHOUSE APARTMENT
- DELIGHTFUL SEA AND COASTAL VIEWS
- ROOF TERRACE AND JULIET BALCONY
- OPEN PLAN KITCHEN DINER
- BATHROOM AND SHOWER ROOM
- TWO BEDROOMS
- GARAGE EN BLOC
- A MUST SEE PROPERTY!

Offered for sale with no onward chain is this extremely well presented, two bedroom duplex, penthouse apartment with conservatory and wrap around terrace, offering stunning views of St Ives Bay, across to Godrevy Lighthouse and Hayle Beach. The current owners have replaced the kitchen, which now comes very well equipped with a fine selection of integrated Neff appliances. They have knocked through into the former dining room to create a light and spacious open plan kitchen /diner with Juliet balcony to the rear. The apartment comes with a garage and the use of a large communal sun terrace. A internal inspection of this delightful apartment is sure to impress! Phone now to arrange your viewing appointment.





Entrance door opening into...

ENTRANCE HALLWAY

Laminate wood flooring, video entry system, radiator, carpeted stairs to first floor level, door into...

SHOWER ROOM

8'7 x 3'11 extending to 5'11 (2.62m x 1.19m extending to 1.80m)
Shower cubicle with glass door, tiled surround, mains fed shower, inset ceiling spot light. W/c with concealed cistern, pedestal wash hand basin with tiled surround, heated towel rail, tiled flooring, inset ceiling spot lights. Door into useful understairs storage cupboard.

LOUNGE

12'7 x 9'9 (3.84m x 2.97m)

Laminate flooring, contemporary feature gas fire, built in shelving, radiator, open into...

CONSERVATORY

11'7 x 6'10 (3.53m x 2.08m)

Offering delightful sea and coastal views across to St Ives and Godrevy Lighthouse. Laminate flooring, radiator, double glazed windows to two sides, double glazed double doors to the rear, leading onto a good sized paved terrace.

KITCHEN / DINER

23'11 x 7'3 (7.29m x 2.21m)

KITCHEN: Attractively fitted with a range of modern, cream coloured shaker style base and wall units with wood work surfacing over. Bosch four ring gas hob with stainless steel and glass extractor above, tiled splash back, integrated Neff electric oven, integrated Neff Microwave oven, Fridge Freezer, washer drier and dish washer. Rangemaster ceramic sink and drainer with mixer tap, tiled splash back, wine rack
Double glazed window to the side, wine rack, inset ceiling spot lights, tiled flooring, double glazed French doors leading onto rear terrace.
DINING AREA: Tiled flooring, space for table and chairs, radiator, double glazed French doors onto Juliet balcony to the front.

From the entrance hallway carpeted stairs with obscured double glazed window to the front, two useful built in cupboards, leading to...

FIRST FLOOR LANDING

Fitted carpet, door into...

BEDROOM 1

19'2 x 10'1 (5.84m x 3.07m)

Fitted carpet, partial sloping ceiling, radiator, double glazed window to the side and double glazed dormer window to the front with side windows offering superb sea and coastal views. Door into eaves storage area.

BEDROOM 2

11' x 9'10 (3.35m x 3.00m)

Fitted carpet, partial sloping ceiling, radiator, double glazed dormer window to the front with impressive sea views.

BATHROOM

8'4 x 7'10 (2.54m x 2.39m)

Low level w/c, pedestal wash hand basin, with mixer tap, tiled splash back, mirror with light above. Tiled floor, panel enclosed bath with mixer tap, tiled splash back, sloping ceiling with Velux roof light with fitted blind. Inset ceiling spot lights.
Shower enclosure with mains fed shower, glass door with tiled surround, ceiling mounted extractor fan.

OUTSIDE

Access from the conservatory and the kitchen leads onto an enclosed, paved roof terrace with ample space for table and chairs, and sun loungers making this an ideal spot for Alfresco dining, whilst offering superb sea and coast views.

GARAGE EN BLOC

There is an allocated single garage for the use of the apartment. There are several visitor parking spaces with the development.

MATERIAL INFORMATION

Verified Material Information

Asking price: Offers in region of £650,000

Council tax band: E

Council tax annual charge: £2715.03 a year (£226.25 a month)

Tenure: Leasehold

Lease length: 125 years remaining (103 years from 2002)

Ground rent: £2652

Service charge: £2652

Property type: Maisonette

Property construction: Standard form

Number and types of room: 2 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage En Bloc

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access shower

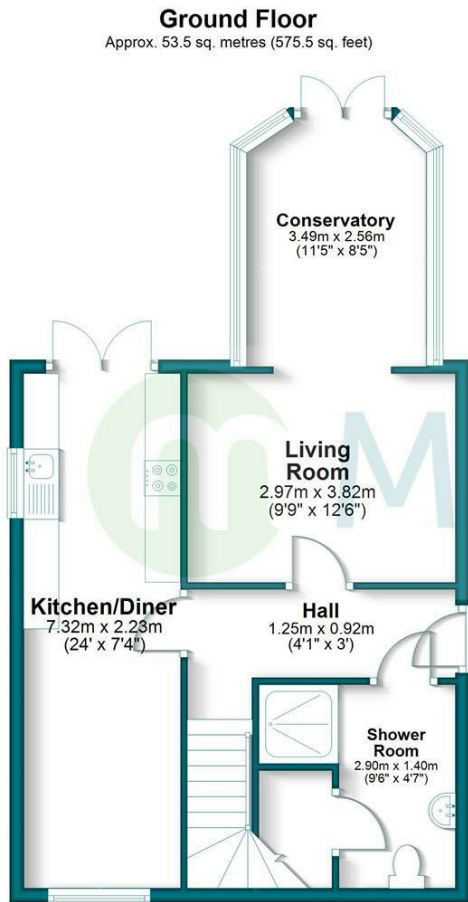
Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Total area: approx. 94.5 sq. metres (1017.0 sq. feet)

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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	

TO ARRANGE A VIEWING PLEASE CONTACT

Hayle Sales Office
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