



Trevail Apartments  
St Ives  
TR26 2DF

Offers In The Region Of  
£435,000

- TWO BEDROOM FIRST FLOOR APARTMENT
- SUPERB SEA AND COASTAL VIEWS
- ENSUITE SHOWER ROOM
- UTILITY ROOM
- ALLOCATED PARKING
- EPC:D



Tenure - Leasehold

Council Tax Band - B

Floor Area - 818.00 sq ft



2



2



1



D68

Communal entrance door into...

#### COMMUNAL LOBBY

Carpeted stairs leading to first floor level. There is a useful secure storage cupboard for the use of apartment four.

Entrance door opening into...

#### ENTRANCE HALLWAY

Fitted carpet. Radiator. Inset LED down lights. Door to....

#### UTILITY ROOM

6'5" x 5'3" (1.96 x 1.6)

Tiled floor. Gas fired combination boiler. Space for washing machine. Work surface providing storage. Electric consumer unit.

#### BEDROOM

17'0" x 11'0" narrowing to 13'5" (5.18 x 3.35 narrowing to 4.09)

Double glazed box bay window to side enjoying sea and coastal views towards Hayle beach. High ceilings with ornate cornicing. Radiator. Fitted carpet. Door and step up to....

#### EN SUITE

Low level WC with concealed cistern. Wall mounted wash hand basin with monobloc mixer tap and tiled splashback. Shower cubicle with bi-folding doors, mains fed shower and tiled surround. Tiled floor. Inset down lights.

#### BEDROOM

11'9" x 8'11" (3.58 x 2.72)

Double glazed window to side. High ceilings with ornate cornicing. Deep skirting boards. Radiator. Fitted carpet.

#### BATHROOM

Fitted with a white suite comprising panel enclosed bath with monobloc mixer tap and drencher head mains fed shower over. Tiled surround. Heated towel rail. Corner WC with push button flush. Wall mounted wash hand basin with monobloc taps and tiled splashback. Inset ceiling spotlights.

#### KITCHEN

18'2" x 6'5" (5.54 x 1.96)

Attractive fitted with a range of Shaker style base and wall mounted units with granite work surfaces over. Four ring gas hob with tiled splashback and electric oven below. Stainless steel extractor above. Glass display cabinets. Stainless steel sink unit with monobloc tap. Integrated dishwasher, fridge and freezer. Inset ceiling down lights. Radiator. Tiled floor. Open into....

#### LOUNGE/DINER

18'7" x 17'5" (5.66 x 5.31)

An impressive living space with high ceilings and stunning views. Double glazed bay window to front offering superb sea and coastal viewing over Porthminster beach, Hayle beach and across to Godrevy lighthouse. Coal effect inset gas fire with stone surround and stone heath. Inset ceiling down lights. Radiator.

#### OUTSIDE

The property is approached via a gated pathway leading to an enclosed courtyard to the side of the main building.

**PARKING:** Situated across the road to the front of the development is an allocated parking space for apartment four

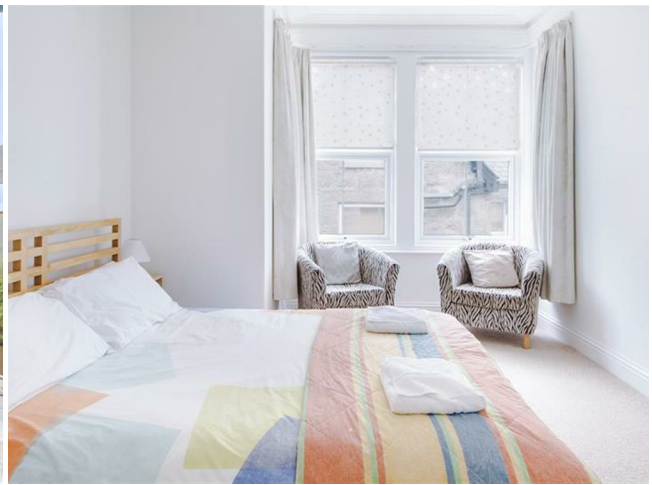
#### AGENTS NOTE

The property will be sold fully furnished and equipped.

**TENURE:** Leasehold, balance of a 999 year lease from 2006, the property will be sold with a share of the freehold. The owners in the building run the management company themselves to keep costs low and ownership of the property gives automatic membership of the management company.

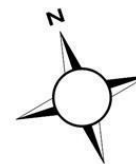
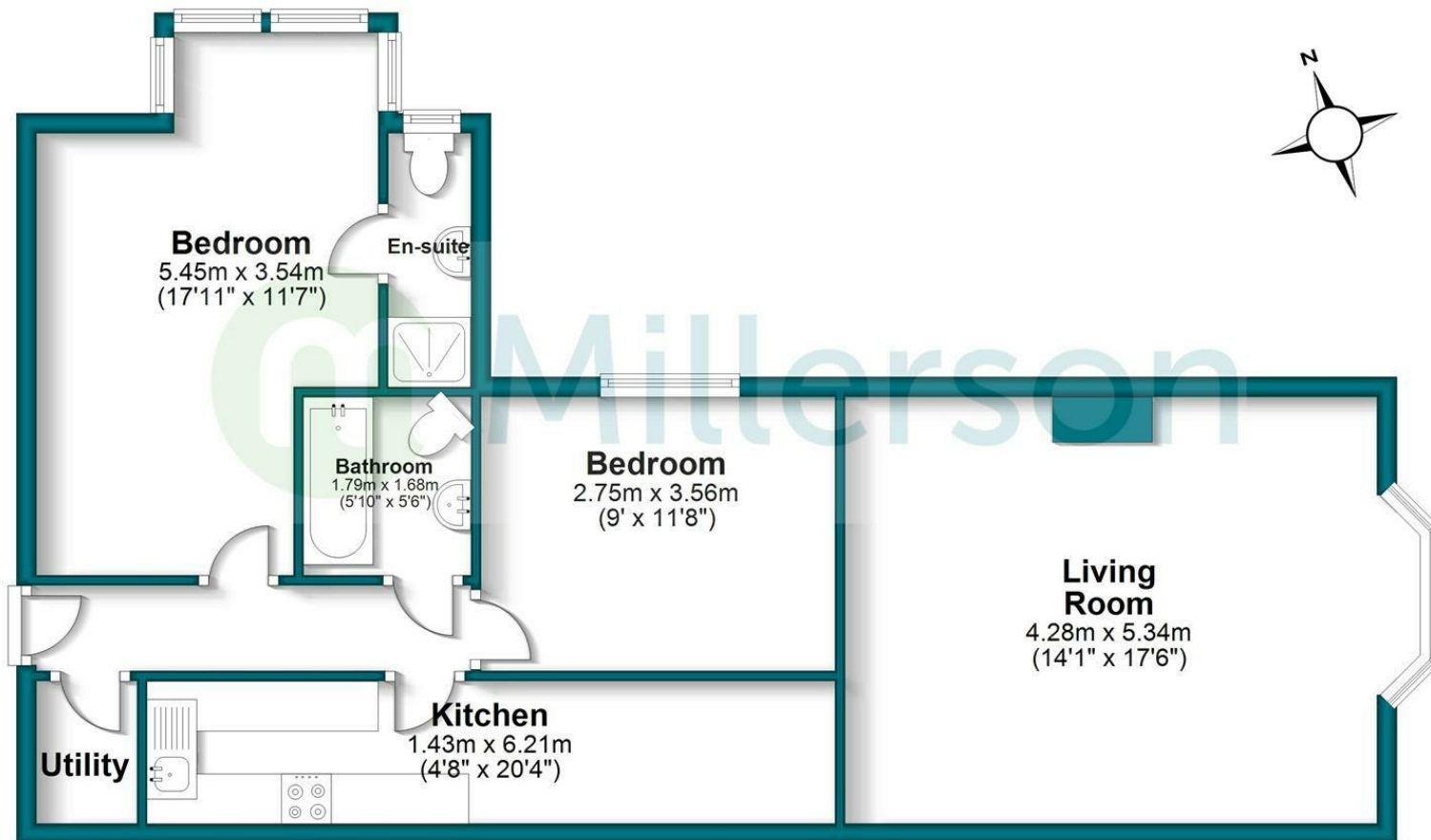
#### COUNCIL TAX

Band B



## Ground Floor

Approx. 67.2 sq. metres (723.4 sq. feet)



## Directions To Property

From our St Ives office head up the steps and continue straight up onto Park Avenue. Continue up Park Avenue and at the T Junction turn right. Follow the road up and around to the left and the property will be found on the right.

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## Valuation Request



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Total area: approx. 67.2 sq. metres (723.4 sq. feet)

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