



Tyringham Road
Lelant
St Ives
TR26 3LJ

Asking Price £180,000

- First Floor Apartment
 - 2 bedrooms
- Kitchen Dining Room
 - Living Room
 - Family Bathroom
- Parking Space and a Single Garage En Bloc
 - Garden
- Peaceful setting
- Viewing Advised
- Scan QR Code For Material Information



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Tenure - Leasehold

Council Tax Band - C

Floor Area - 667.36 sq ft



The Property & Location

An ideal opportunity for first time buyers, individuals, or small families, this spacious first floor apartment offers comfortable living in a convenient location. The property comprises of two bedrooms, a light-filled living room, kitchen/dining room and a bathroom. Externally, the apartment benefits from it's own garden area, a single garage and a parking space. Offered with no onward chain, an internal viewing is highly recommended to fully appreciate the space and potential this lovely apartment has to offer.

Situated in the heart of Lelant, this property provides convenient access to the stunning beaches and the prestigious West Cornwall Golf Club, making it an ideal location for beach lovers and golf enthusiasts alike.

Entrance

Double glazed communal front door shared with one other apartment opening into a communal entrance porch where the double glazed front door to the apartment is on the left and opens into:

Reception Hall

Carpet. carpeted turning stairs rising to the first floor landing with an open understairs area creating the ideal space for shoes and coats.

Landing

Carpet. Radiator. Doors opening into:

Bedroom

15'03 x 11'05 (4.65m x 3.48m)

Carpet. 2 x Radiators. Double glazed window to the side aspect. Built in wardrobes.

Bathroom

6'06 x 5'07 (1.98m x 1.70m)

Vinyl flooring. Twin gripped panel bath. Low level W/c. Pedestal hand wash basin. Obscure double glazed window to the side aspect. Tiled splashbacks and surrounds.

Kitchen Dining Room

10'09 x 9'10 (3.28m x 3.00m)

Vinyl flooring. Radiator. Base level units with recess for a washing machine. Rolled edge worksurfaces above incorporating a composite sink drainer with a mixer tap above. Integrated 4 ring gas hob with oven grill below and a extractor above. Tiled splashbacks and

surrounds. Eye level units. wall mounted gas boiler. Double glazed bay window to the front aspect with bench seating below. Loft access.

Bedroom

10'11 x 7'11 (3.33m x 2.41m)

Carpet. Radiator. Double glazed window to the front aspect.

Living Room

14'04 x 11'11 (4.37m x 3.63m)

Carpet. 2 x radiators. Double glazed window to the rear aspect and a double glazed bay window to the side aspect with bench seating below. Fitted corner unit creating the ideal TV stand with storage cupboards below with one housing the wall mounted consumer unit.

Outside

To the front of the property the apartment has the benefit of a parking space for one car and a single garage. The apartment also has the benefit of its own garden area which is located to the east side of the garages.

Lease Details

The lease commenced on 29th September 1979 and is set out over a 999 year term with the ground rent set at £10 a month.

Material Information

Verified Material Information

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Leasehold

Lease length: 999 years remaining (954 years from 1979)

Service charge: £1200 pa

Property type: Maisonette

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 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 -

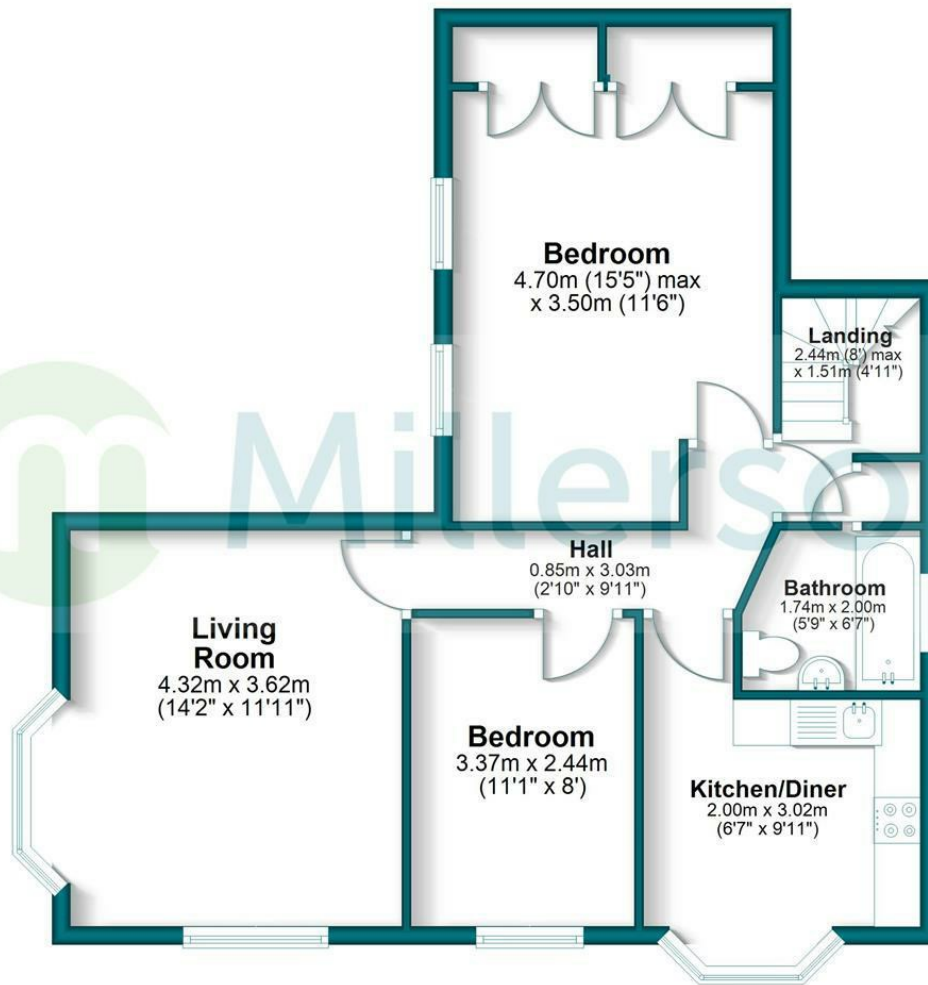


Excellent, EE - Excellent
Parking: Allocated, Driveway, Gated, Off Street, and Garage En Bloc
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: Yes
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: No Certificate
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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.



Ground Floor

Approx. 63.9 sq. metres (687.8 sq. feet)



Total area: approx. 63.9 sq. metres (687.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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