



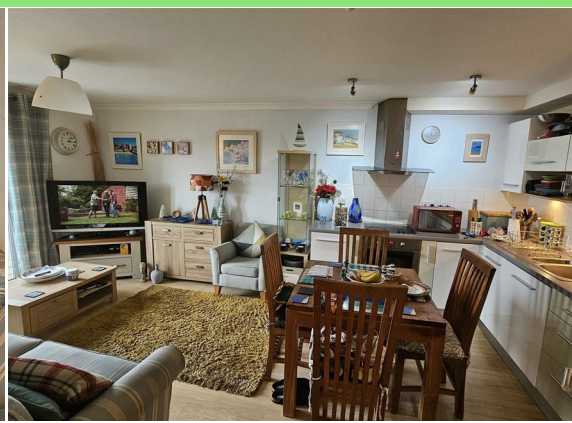
Longstone Hill

Carbis Bay

TR26 2RP

Asking Price £155,000

- FIRST FLOOR ONE BEDROOM APARTMENT
- OFFERED FOR SALE IN GOOD DECORATIVE ORDER
 - NO ONWARD CHAIN
 - SEA VIEWS
 - REAR BALCONY
- WELL PLACED FOR LOCAL AMENITIES
- INTERNAL VIEWING RECOMMENDED
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - A

Floor Area - 430.00 sq ft



Entrance door into...

ENTRANCE HALLWAY

Laminate flooring, electric consumer unit, space for coats and shoes, electric night storage heater. Door into...

OPEN PLAN LOUNGE/KITCHEN/DINER

18'9 x 11'8 (5.72m x 3.56m)

Kitchen- Fitted with a range of high gloss base and wall mounted units, four ring electric hob with electric oven below, tiled splash back, stainless steel and glass extractor above.

Integrated fridge/freezer, washing machine and slim line dishwasher, under unit spot lighting. Space for table and chairs.

Lounge- Laminate flooring, electric night storage heater, double glazed French doors to the rear aspect leading onto...

REAR BALCONY

With space for a small table and chairs, offering sea views across to Godrevy Lighthouse.

BEDROOM

11'10 x 9'8 (3.61m x 2.95m)

Laminate flooring, double glazed window to the rear with sea and coastal views built in cupboard housing hot water cylinder and fitted shelving.

SHOWER ROOM

6 x 4 (1.83m x 1.22m)

Shower enclosure with mains fed shower, inset ceiling spot lights, wall mounted wash hand basin, concealed cistern w/c with push button flush, vinyl flooring.

OUTSIDE

To the front of the property is a communal parking area with a permit system in place and to the rear a communal clothes drying area.

DIRECTIONS

From Hayle proceed towards St Ives on the Carbis Bay Road.

Continue through Lelant and past Becks Fish & Chip shop where Roachs Court can be found on the right hand side.

The apartment is situated to the rear of the development on the first floor.

AGENTS NOTE

The property is sold furnished and equipped, subject to a final inventory. We have been advised that under conditions of the lease, under 18s are not permitted to stay overnight at the property. The lease does not allow pets.

MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Tenure: Leasehold

Lease length: 999 years remaining (978 years from 2004)

Ground rent: £100 pa

Service charge: £1248 pa

Lease restrictions: No under 18's allowed to stay over.

No pets or children allowed.

Property type: Flat

Property construction: Modular construction.

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only

Heating features: Double glazing and Night storage

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good

Parking: Communal and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No



Accessibility and adaptations: None

Coal mining area: No

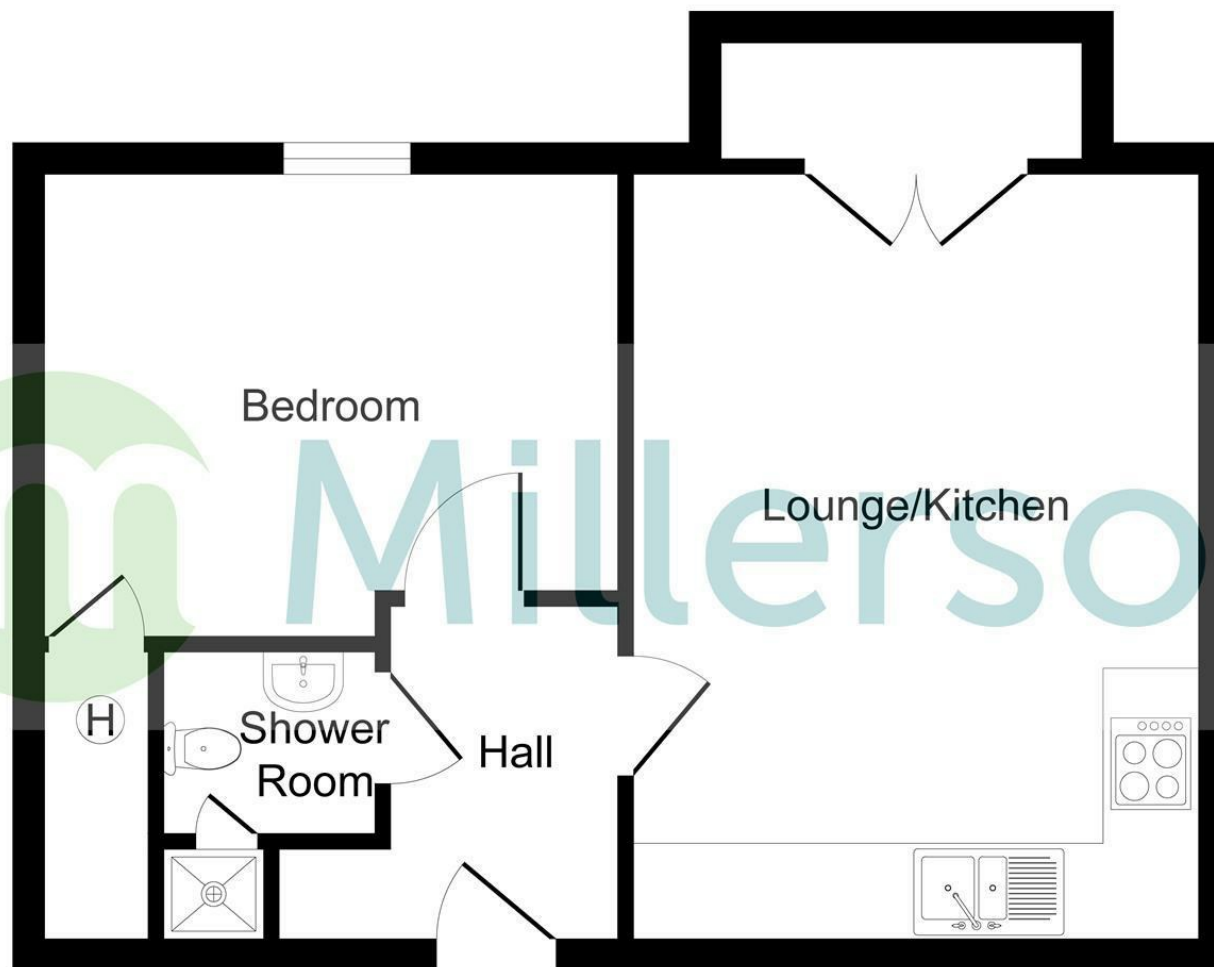
Non-coal mining area: Yes

Energy Performance rating: B

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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.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area
Manager Lizzie Collins
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