



Longstone Hill

Carbis Bay

St. Ives

TR26 2RP

Asking Price £135,000

- WELL PRESENTED PURPOSE BUILT APARTMENT
- SITUATED ON THE TOP FLOOR
- ONE DOUBLE BEDROOM
- LOVELY RURAL VIEWS
- OFF ROAD PARKING
- NO ONWARD CHAIN
  - EPC RATING C69
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - A

Floor Area - 462.00 sq ft



#### ENTRANCE HALL

Laminate wood flooring, night storage heater, door into.

#### LOUNGE/KITCHEN/DINER

18'9" x 11'9" (5.72 x 3.58)

Living Area: Wooden laminate flooring, Upvc double glazed French doors and Juliet balcony to the front offering lovely south facing views, television point, night storage heater, Kitchen Area: Stainless steel sink unit with adjoining work surfaces incorporating a 4 ring electric hob with oven below and extractor over, range of matching base and eye level units with integral fridge/freezer, dishwasher and washing machine, wood laminate flooring.

#### BEDROOM

11'9" x 9'8" (3.58 x 2.95)

UPVC double glazed window to the front with lovely views, laminate flooring, built in cupboard housing the hot water tank.

#### SHOWER ROOM

Low level w.c with concealed cistern, wash hand basin, shower cubicle with swing glass door and mains shower head over, extractor fan.

#### 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.

#### AGENTS NOTE

We have been advised that under conditions of the lease, under 18s are not permitted to stay overnight at the property.

#### DIRECTIONS

From Hayle proceed towards St Ives on the Carbis Bay Road. Continue through Lelant and past Becks Fish & Chip shop where the property can be found on the right hand side.

#### MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Council tax annual charge: £1561.69 a year (£130.14 a month)

Tenure: Leasehold

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

Ground rent: £100 pa

Service charge: £1167.86 pa

Property type: Flat

Property construction: Non standard construction

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: Night storage

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Off Street, 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: C

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.







Made with Metropix ©2008

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(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		

## Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area  
Manager Lizzie Collins  
01726 72236

## Contact Us

Millerson Estate Agents  
50 Fore Street  
Hayle  
Cornwall  
TR27 4DY  
E: hayle@millerson.com  
T: 01736 754115  
www.millerson.com

Scan QR For Material  
Information



Scan  
me!

 **Millerson**  
millerson.com