



Boskerris Road

Carbis Bay

St. Ives

TR26 2PE

Asking Price £370,000

- A SPACIOUS TWO BEDROOM (MASTER ENSUITE) APARTMENT
- SITUATED WITHIN A POPULAR DEVELOPMENT ON THE GROUND FLOOR LEVEL
  - CURRENTLY USED AS A SUCCESSFUL HOLIDAY LET
- A SHORT WALK DOWN TO CARBIS BAY BEACH
  - SUN TERRACE
- SUPERB SEA AND COASTAL VIEWS
- CAN BE SOLD FURNISHED AND EQUIPPED
  - ALLOCATED PARKING
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Leasehold - Share  
of Freehold

Council Tax Band - D

Floor Area - 818.05 sq ft



Entrance door opening into...

#### ENTRANCE VESTIBULE

5'11 x 2'10 (1.80m x 0.86m)

Fitted carpet, ceiling mounted spot lights, door into...

#### HALLWAY

Fitted carpet, radiator, built in storage cupboard, with sliding doors, built in shelving and hanging rail.

Door into...

#### LOUNGE / DINER

17'3 x 13'9 (5.26m x 4.19m)

Fitted carpet, open fireplace, radiator, two double glazed windows to the side, double glazed window to the rear with sea views across to Godrevy Lighthouse. Double glazed door leading onto patio area. Through this door and side window there are superb views across to St Ives, and the Island.

Door leading into...

#### KITCHEN

11'4 x 9'7 (3.45m x 2.92m)

Attractively fitted with a range of base and wall mounted kitchen units with roll top work surfacing over. Four ring gas hob, tiled splash back, extractor above, one and a half bowl sink and drainer with mixer tap, tiled splash back.

Integrated dishwasher, fridge freezer and electric oven, cupboard housing gas boiler, double glazed window to the side with sea and coastal views. Double glazed sliding patio doors to the rear, leading onto...

#### SUN TERRACE / PATIO

An ideal space for alfresco dining or just to sit and relax, and enjoy the superb sea and coastal views.

Enclosed by glass and metal balustrade with an integral glass gate providing access onto the communal garden area.

#### BATHROOM

7'8 x 5 (2.34m x 1.52m)

Fitted with a white suite comprising, panel enclosed bath with mixer taps and shower head over. Glass shower screen, wall

mounted extractor fan.

Low level w/c with push button flush, wash hand basin with monobloc tap, vanity unit below. Tiled walls, vinyl flooring, light with shaver socket.

#### BEDROOM

13 x 12'10 (3.96m x 3.91m)

Fitted carpet, radiator, double glazed bow window to the front, with deep window cill, two built in cupboards, double glazed window to the side, door into...

#### ENSUITE SHOWER ROOM

7'10 x 3'11 (2.39m x 1.19m)

Shower cubicle with mains fed shower, bifold doors, tiled surround. Low level w/c with push button flush, pedestal wash hand basin with mixer tap, tiled walls and flooring, heated towel rail, obscured double glazed window to the side.

#### BEDROOM 2

13 x 8'5 (3.96m x 2.57m)

Fitted carpet, double glazed window to the front, radiator, built in cupboard with sliding doors.

#### OUTSIDE

The apartment is surrounded by well maintained communal gardens with access to a footpath which leads down to the Railway Station Carpark and provides access to nearby Carbis Bay Beach.

From the carpark, steps lead down to a paved pathway providing access to the front door with adjacent external store cupboard containing gas and electric meters.

There is an allocated, numbered parking space for one car.

#### MATERIAL INFORMATION

Verified Material Information

Council tax band: D

Tenure: Leasehold with a share of Freehold.

Lease length: 999 years remaining (962 years from 1988)

Service charge: £1800 pa

Lease restrictions: Only owners/and family members to have dogs on the site. No excessive noise.

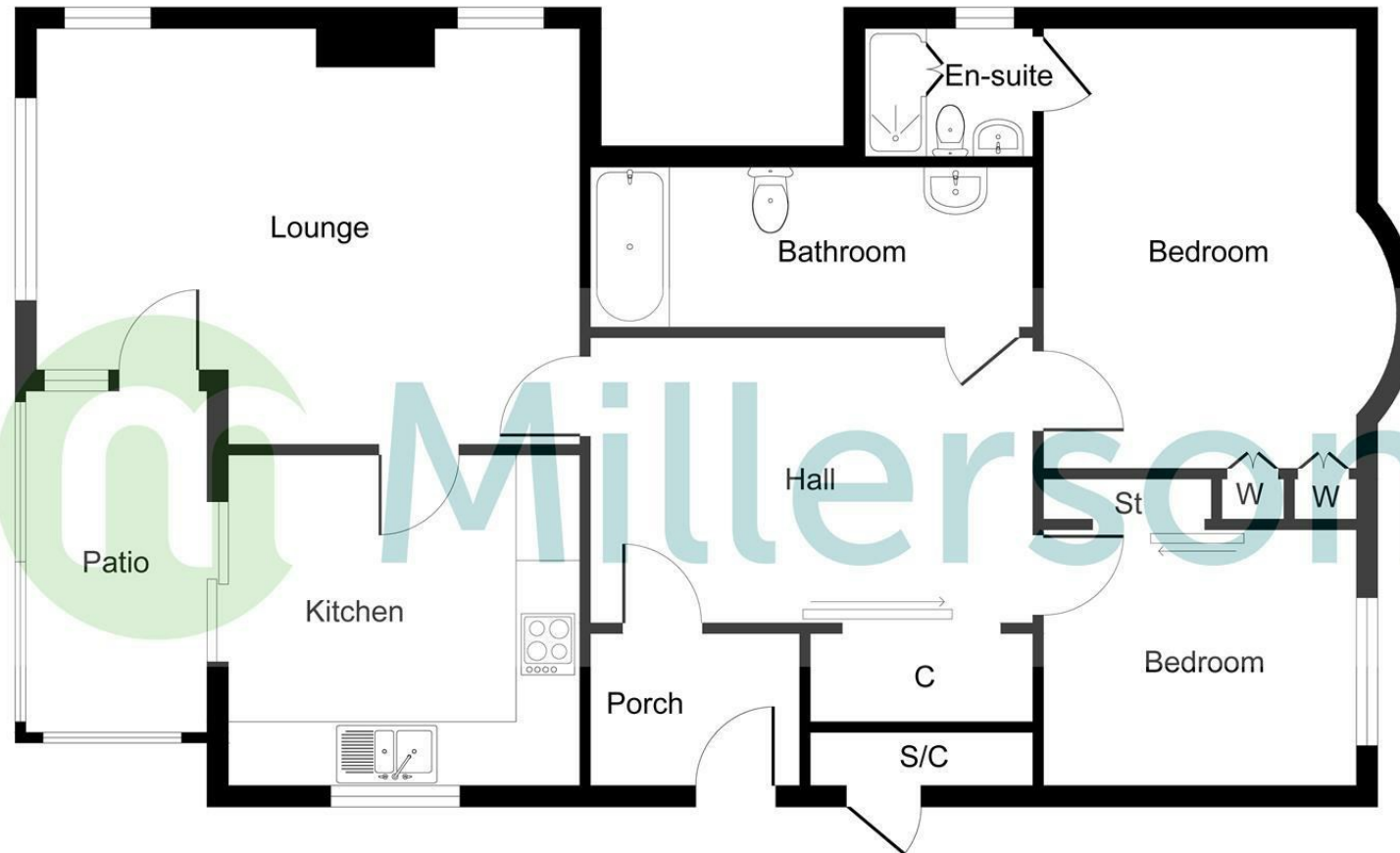


Property type: Flat  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: Allocated  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: Yes  
Public right of way: No  
Long-term area flood risk: Yes  
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

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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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 72                      | 75        |
| (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

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