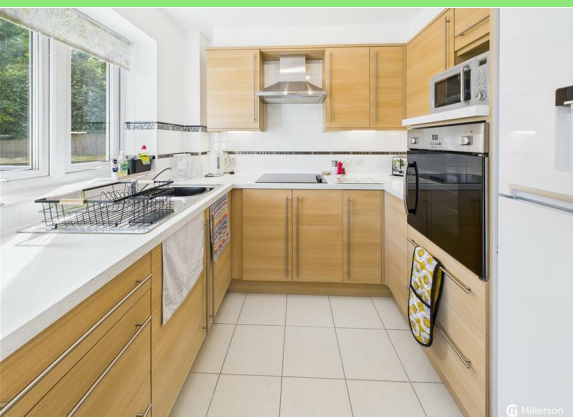




Hecla Drive
Carbis Bay
St. Ives
TR26 2PH

Asking Price £260,000

- GROUND FLOOR ACCESS LEVEL APARTMENT
- IMMACULATLY PRESENTED AND MOVE IN READY
- MASTER BEDROOM WITH ENSUITE AND WALK IN WARDROBE
 - PRIVATE BALCONY
 - OVER 60'S ONLY
- PERMIT PARKING AVAILABLE ON SITE SUBJECT TO CHARGE
- CONNECTED TO ALL MAINS SERVICES WITH UNDERFLOOR HEATING
- WALKING DISTANCE TO TESCO AND INTO ST IVES
- COMMUNAL FACILITIES INCLUDING RESIDENTS LOUNGE, LAUNDRY ROOM AND GUEST ROOM
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Leasehold

Council Tax Band - C

Floor Area - 727.00 sq ft



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C77

Property Description

Millerson Estate Agents are delighted to bring to market this immaculately presented two-bedroom upper ground floor apartment, located in the picturesque and highly sought-after area of Carbis Bay, St. Ives.

Exclusively designed for residents aged 60 and over, this beautifully maintained complex offers a welcoming and secure environment with a host of excellent amenities. These include a communal laundry room, a comfortable residents' lounge for socialising, a guest suite for visiting friends and family, and well-maintained communal gardens. Permit parking is available, ensuring convenience for both residents and guests.

Spanning a generous 727 square feet, the apartment itself is finished to a high standard and features underfloor heating throughout, offering year-round comfort. The accommodation comprises two spacious double bedrooms, with the principal bedroom further benefiting from a walk-in wardrobe and access to a sleek, modern wet room. An additional shower/wet room adds further practicality and ease of living.

The heart of the home is the bright and airy open-plan lounge and dining area, ideal for both relaxing and entertaining. This flows seamlessly into a well-equipped kitchen and continues out to a private, low-maintenance balcony—perfect for enjoying your morning coffee or unwinding in the evening sun.

Situated just a short walk from local amenities, including a Tesco supermarket, this location provides both tranquillity and convenience. With the stunning Cornish coastline just minutes away, residents can enjoy the natural beauty of Carbis Bay while remaining close to everyday essentials.

This property offers not only a comfortable and stylish home but also the opportunity to become part of a warm and friendly community. Early viewing is highly recommended to fully appreciate everything this delightful apartment and its setting have to offer.

Location

Carbis Bay is a picturesque seaside village on the north coast of Cornwall, just over a mile from the popular town of St Ives. Nestled between St Ives and Lelant, it offers stunning coastal scenery and forms part of the Cornwall Area of Outstanding Natural Beauty. The village is best known for its sheltered, sandy beach with calm turquoise waters—ideal for

swimming and paddleboarding—and a peaceful, relaxed atmosphere. Carbis Bay features local shops, cafes, and a train station on the scenic St Ives Bay Line. The area gained international attention when it hosted world leaders during the G7 Summit in 2021 at the Carbis Bay Hotel. Carbis Bay also serves as a gateway to the South West Coast Path, providing spectacular cliff-top walks and easy access to nearby attractions like St Ives, the Tate Gallery, Zennor, and Land's End. With its quiet charm, natural beauty, and excellent location, Carbis Bay is a favoured destination for walkers and those seeking a peaceful coastal retreat.

The Accommodation Comprises

(All dimensions are approximate and measured by LIDAR)

Entrance Hallway

Skimmed ceiling. Extractor fan. Smoke sensor. Emergency pull cord. Secure phone entry system which communicates and links to the main complex door. Ample power sockets. Underfloor heating. Carpeted flooring. Skirting. Doors leading to:

Lounge / Diner

Open plan. Skimmed ceiling. Extractor fan. Ample power sockets. Underfloor heating. Carpeted flooring. Skirting. Double glazed patio doors and side window leading on to the rear balcony. Doorway opening leading through to the:

Kitchen

Double glazed window to the rear aspect. Skimmed ceiling. Extractor fan. Range of wall and base fitted units with straight edge worksurfaces and tiled surround. Fitted stainless steel sink with drainer and mixer tap, integrated four ring hob with extractor hood above, oven/grill and fridge/freezer. Space and plumbing for dishwasher if required. Ample power sockets. Underfloor heating. Tiled flooring.

Bedroom One

Double glazed window to the rear aspect. Skimmed ceiling. Extractor fan. Ample power sockets. Underfloor heating. Carpeted flooring. Skirting. Door leading through to:

Bedroom One Ensuite / Wetroom

Double glazed frosted window to the side aspect. Skimmed ceiling. Extractor fan. Fully tiled. Emergency pull cord. Walk in double shower unit with assistance handle. W/C with push flush and assistance handle. Fitted wash basin with mixer tap and built in storage beneath with wall mounted mirror and light above. Wall mounted electric towel radiator. Underfloor heating. Tiled flooring.



Bedroom One Walk In Wardrobe

Skimmed ceiling. Fitted shelving and hanging rail storage space. Underfloor heating. Carpeted flooring. Skirting.

Bedroom Two

Double glazed window to the rear aspect. Skimmed ceiling. Extractor fan. Ample power sockets. Underfloor heating. Carpeted flooring. Skirting.

Shower Room / Wet Room

Skimmed ceiling. Extractor fan. Fully tiled. Emergency pull cord. Walk in double shower unit with assistance handle. W/C with push flush and assistance handles. Wash basin with mixer tap with wall mounted mirror and light above. Wall mounted electric towel radiator. Underfloor heating. Tiled flooring.

Walk In Storage Cupboard

Hot water tank housed (Installed 2022). Consumer unit housed. Thermostat. Service meters. Underfloor heating. Carpeted flooring. Skirting.

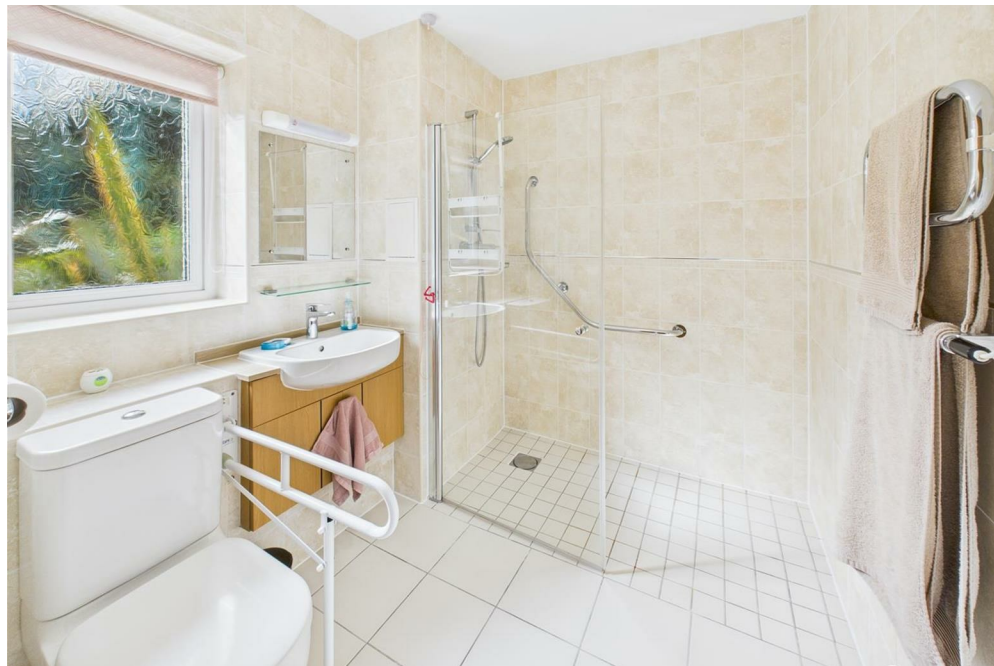
Balcony

Timber decked with glass balustrades and sizeable enough for table and chairs. Outdoor light.

Parking

Car parking is available with a yearly permit at a charge of around £250 per annum.





Hecla Drive, Carbis Bay, St. Ives, TR26 2PH

Services, Charges and Lease

There is 113 years remaining on the 125 year lease. The ground rent is £495 per annum with the service charge at £4,437.48 per annum. These are both subject to review.

The Service Charge Covers:

- House Manager who ensures the complex runs smoothly.
- All maintenance of the building and grounds including window cleaning, gardening and the upkeep of the building exterior and communal areas.
- 24hr emergency call system.
- Monitored fire alarms and door camera entry security systems.
- Maintaining lifts.
- Heating and Lighting in the communal areas.
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates.

Please note that the service charge does not cover external costs such as Council Tax, Electricity or Broadband.

Communal Facilities On Site

Within the complex there is a residents lounge, laundry room, guest room which is available for use at an additional nightly rate and a dedicated on site manager.





Directions

From Hayle, follow the A3074 in the direction of St Ives. Continue through the village of Lelant, and as you approach the outskirts of Carbis Bay, you'll come to a roundabout adjacent to Tesco. Go straight over the roundabout, staying on the A3074, and immediately after passing Tesco, take the first left turn onto Hecla Drive. You'll see signage for the complex, which will be directly in front of you as you enter the drive. Visitor parking bays are clearly marked and located close to the entrance—please feel free to use one of these spaces. A member of our team will be on hand to greet you shortly after your arrival and assist with anything you may need.

Agents Note

Please note there is an over 60's age restriction and an in person meeting with the site manager will be required upon offer acceptance. Pets are allowed but this must be agreed in advance via McCarthy and Stone who are the managing agent.

Material Information

Verified Material Information

Council Tax band: C

Tenure: Leasehold

Lease length: 113 years remaining (125 years from 2013)

Ground rent: £495 pa

Service charge: £4437.48 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C77

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: Underfloor heating, Triple glazing, and Air conditioning



Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - OK
Parking: Allocated
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: Yes
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access, Lift access, and Wide doorways
Coal mining area: No
Non-coal mining area: Yes

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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.





Approximate total area⁽¹⁾

727 ft²
67.6 m²

Balconies and terraces

72 ft²
6.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below
To Arrange A Valuation

Here To Help

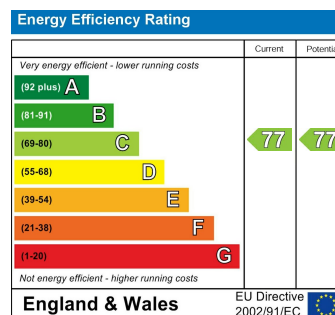
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