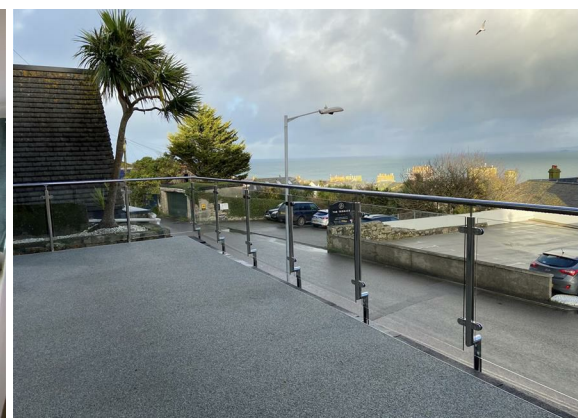


Albert Road  
St. Ives  
TR26 2EH

Asking Price £300,000

- Spacious 1 Bedroom Apartment
- Lovely Views Into St Ives Bay
- Parking
- Kitchen Dining Room
- Living Room with Views
- Ensuite Bedroom with Views
- Separate Bathroom
- Gas Central Heating
- EPC - c70
- Viewing Advised



 **Millerson**  
millerson.com

Tenure - Share of  
Freehold

Council Tax Band - B

Floor Area - 639.00 sq ft



### Entrance

Double glazed front door with picture window to side opening into:

### Reception Hall

Wood effect laminate flooring. Radiator. Cloaks cupboard offering hanging space and shelving along with wall mounted consumer unit and meter. Door into:

### Bathroom

9'4 x 7'5 (2.84m x 2.26m )

Tiled flooring. Dual flush low level W/c. Twin gripped panel bath with a Swan neck tap above. Vanity basin set into a unit with vanity cupboard below and mirror above. Obscure double glazed window to the side aspect. 2 x ladder towel rails. Extractor fan. Full tiled surrounds and splashbacks.

Returning to the reception hall is a doorway leading into:

### Kitchen Dining Room

12'11 x 9'10 (3.94m x 3.00m)

Wood effect laminate flooring. Range of base level units and drawers incorporating a slimline dishwasher and recess for a washing machine. Rolled edge worksurfaces with an integrated 4 ring electric hob with an extractor fan over. Stainless steel sink drainer with mixer tap above. Tiled splashbacks and surrounds. Eye level units with one housing the gas boiler. Integrated fridge and freezer. Extractor fan. Light tube. Radiator. Archway through too:

### Living Room

18'1 x 11'3 (5.51m x 3.43m)

laminate flooring. Radiator. Double glazed window to the front aspect offering a lovely view into the bay of St Ives and across to Godrevy lighthouse and beyond to Trevoze Head. Integrated electric fire with a wooden mantle above.

### Bedroom

13'00 x 10'10 (3.96m x 3.30m)

Carpet. Radiator. Double glazed window to the front aspect offering an lovely view out into the bay of St Ives and across to

Godrevy lighthouse and Trevoze Head on the distance. Fitted triple size wardrobe offering hanging space and shelving. Door into

### Ensuite

6'7 x 6'1 (2.01m x 1.85m )

Tiled flooring. Step up into the shower with shower above of the mains. Dual flush low level W/c with a concealed cistern. Vanity basin set into a unit with a cupboard below. Extractor fan Full tiled surrounds and splashbacks.

### Outside

To the front of the property is parking for one car. From the parking space are steps leading up the lower terrace where there is access onto a large balcony which is enclosed by stainless steel surrounds and balustrades with glass inserts. From the balcony is a lovely view out into the bay of St Ives and across to Godrevy lighthouse and Trevoze head in the distance. From the lower terrace are steps leading up to the front door along with gated access into the storage area where there is an outside tap and racked shelving.

### Agents Note

We are informed by our client that the property tenure is a Share of the Freehold and that the buildings insurance is a shared cost and we are informed by the client that for 2023 this was £260 for the year.



## Directions To Property

From our St Ives office, head up the steps onto Park Avenue. Continue left along the road and proceed straight over at the T junction. Continue for approx 50 yards and the property will be found on the right.

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## Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(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	

