



## THE QUAY, ST. IVES

A beautifully restored period building fronting the River Ouse in St Ives. Finished to a very high standard throughout comprising, entrance hall, lounge/diner, kitchen, utility room, shower room, three bedrooms and two en-suite shower rooms. Unfurnished and available 12th August 2022.

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PRICE  
**£,1500**

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- Three Bedroom Apartment
- Town Centre
- High Spec
- 2 En-Suites
- Family Bathroom
- Utility Room
- River Views
- Kitchen with White Goods
- Unfurnished



A beautifully restored period building fronting the River Ouse in St Ives. Located in the town centre and in walking distance to the guided bus station. Finished to a very high standard throughout comprising ground floor entrance with stairs up to first floor hallway and a accommodation, open plan kitchen/lounge/diner, utility room, family shower room, three bedrooms with two en-suite shower rooms. Additional benefits include views of the river and fitted white goods.

The apartment is offered unfurnished and is available from the 12th August 2022

**ENTRANCE HALL & LANDING** Carpet to entrance and stairwell, solid wood flooring fitted on landing, radiator, entryphone.

**LOUNGE/DINER** 25' 05" x 14' 07" (7.75m x 4.44m) Solid wood flooring, Juliet balcony with double doors overlooking the river, blinds, airing cupboard, radiator, telephone and TV ports, opening up to kitchen.

**KITCHEN AREA** Tiled flooring, fitted wall and base units with Corian work surface over, inset sink and drainer. Integrated appliances to include electric oven, 4 ring induction hob, overhead extractor, microwave, dishwasher and fridge freezer. Undercounter task lights, large island/breakfast bar with cupboards below and wine cooler. Large sash window with blind.

**UTILITY ROOM** Tiled flooring, fitted base units with Corian work surface over, extractor fan, integrated washer dryer.

**BEDROOM ONE** 11' 10" x 10' 06" (3.61m x 3.2m) Solid wood flooring, radiator, Large sash bay window overlooking river, blinds, walk in wardrobe.

**EN-SUITE SHOWER ROOM** 6' 04" x 5' 03" (1.93m x 1.6m) Fully tiled with mains fed bar mixer shower with rainforest style head, low level WC, wash hand basin, heated towel rail, extractor fan, mirror, shaving port.

**BEDROOM TWO** 13' 03" x 8' 11" (4.04m x 2.72m) Solid wood flooring, sash windows to rear aspect, blind, built in double wardrobe and shelving unit, radiator.

**EN-SUITE SHOWER ROOM** 7' 09" x 4' 06" (2.36m x 1.37m) Fully tiled with mains fed bar mixer shower with rainforest style head, low level WC, wash hand basin, heated towel rail, extractor fan, mirror, shaving port.

**BEDROOM THREE** 12' 09" x 9' 05" (3.89m x 2.87m) Solid wood flooring, upvc double glazed window to rear aspect, blind, built in wardrobe and chest of drawers, radiator.

**SHOWER ROOM** 5' 05" x 4' 11" (1.65m x 1.5m) Fully tiled, heated towel rail, low level WC, wash hand basin, mirror, shaving port, extractor fan, obscured upvc double glazed window to rear aspect, blind, shower cubicle with mains fed bar mixer shower.

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