



8 Cordyline The Belyars
St. Ives, TR26 2GQ







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Nestled in the charming area of The Belyars, St. Ives, this stunning ground floor apartment offers a delightful blend of modern living and coastal charm. With two well-appointed bedrooms and two contemporary bathrooms, this property is perfect for those seeking a comfortable and stylish home.

The open plan living area is a highlight, providing a spacious and inviting atmosphere that seamlessly connects to a decked garden, ideal for enjoying the fresh sea air and glimpses of St Ives Bay. This feature not only enhances the living space but also creates a perfect setting for entertaining guests or simply relaxing in the sun.

For your convenience, the apartment includes parking for one vehicle, a valuable asset in this sought-after location. The property is within walking distance to the beautiful beaches and the picturesque harbourside, making it an ideal choice for those who appreciate the beauty of coastal life.

Whether you are looking for a permanent residence or a rental opportunity, this modern apartment presents an exceptional option. With its prime location and appealing features, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your own.



The Mather Partnership, Offices in Helston & Hayle

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Guide Price- £345,000

Share of Freehold

Location

St Ives has fast become one of the UK's foremost holiday destinations. Offering 3 golden sandy award winning beaches and a picturesque harbourside where you are able to watch the local fishing fleet return with their daily haul and if your lucky you might see that seals and pod of dolphins. The town offers a maze of cobbled streets lined with white washed cottages, local shops and quality restaurants and cafe bars that all lead down onto the harbourside. St Ives has its own train station which leads into the home counties via St Erth. St Ives is a haven for artists due to the soporific light and was once the home of famed artist such as Whistler, Turner, Hepworth and Leach. The town offers excellent primary and schools along with a local Tesco supermarket.

Accommodation

Shared entrance with video entry system.

Communal hall

Front door into the apartment

Reception hall - 6'3 x 6'0

Open plan living space - 19'5 x 16'01

Kitchen - 10'05 x 7'8

Master Bedroom - 9'7 x 9'7

Ensuite shower room - 6'2 x 5'3

Bedroom - 12'5 x 9'7

Family bathroom - 7'8 x 4'11

Parking

Allocated parking space for 1 car

Outside

The apartment benefits from a decked area, creating the ideal Alfresco dining area or area to sit back and relax.

Landscape communal garden surround the apartments with a lawned area at the rear of the apartment, Secure bike and bin storage area.

Services

All mains services

Agents Note

The property is available to be purchased furnished(excluding any personal items) A details inventory will be provided

Service Charges

We are informed by our client that the service and maintenance charges combined are £3,000 per annum





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Lease Information

The remainder of a 999 year lease.

Council Tax Band- E**What3Words**

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Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

