



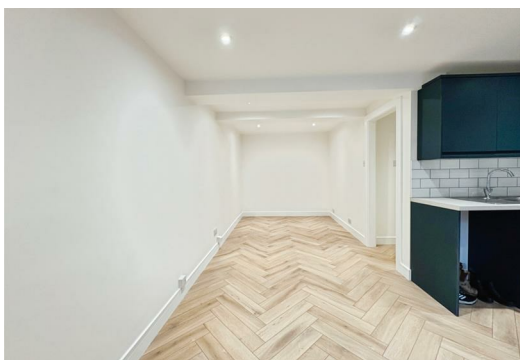
Lansdowne The Belyars, St. Ives, TR26 2DA

Guide price £215,000

This beautifully refurbished one-bedroom ground floor flat is situated in the picturesque coastal town of St Ives, offering stylish, low-maintenance living. Finished to a high standard throughout, the bright open-plan lounge, kitchen and dining area forms the main living space, creating a welcoming and airy environment ideal for both relaxing and entertaining. The sleek, modern kitchen is thoughtfully designed to be both functional and stylish, complementing the contemporary finish that runs seamlessly throughout the flat.

The bedroom provides a comfortable retreat, while modern fixtures and fittings ensure effortless day-to-day living. Further benefits include allocated parking and access to a communal garden, from which sea views can be enjoyed.

The property is within walking distance of the beautiful beaches and the picturesque harbourside, making it an ideal choice for those who appreciate the beauty of coastal life. With its fresh refurbishment, desirable location and practical layout, this superb flat presents an excellent opportunity to enjoy modern living in one of Cornwall's most sought-after seaside locations.



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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

Open Plan Kitchen/Living area
Hallway
Bedroom
Bathroom

Parking

One allocated parking space.

Outside

Communal garden area at the front of the property with some sea glimpses from the parking area.

Services

Main water, electricity and drainage.

Agents Note

Prospective purchasers should be aware that there is a restriction that the property cannot be holiday let.

Leasehold Information

We have been advised that the property is being sold with a 999 year lease which commenced in 1985. Our vendor has informed us that the current service charge is £905 per annum which is payable to Belmont property management group which covers building insurance and maintenance to the building. Our client has advised that there is no ground rent payable as they own a share of the freehold.

Council Tax Band- A

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.

What3Words

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Anti Money Laundering Regulations – Purchasers

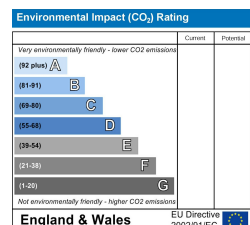
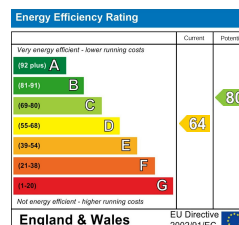
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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/>



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