

5 THE PENINSULA, THE TERRACE

St. Ives, TR26 2GB

Price: £595,000



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A rare opportunity to acquire this superb two-bedroom luxury apartment within the highly sought-after Peninsula Apartments, perfectly positioned to enjoy breath-taking coastal scenery in the heart of St Ives. Currently utilised as a highly successful holiday let, this beautifully presented apartment offers spacious and contemporary accommodation throughout. The standout feature is the stunning panoramic outlook across Porthminster Beach and over to the picturesque harbour, providing an ever-changing seascape to enjoy all year round. The property comprises two generously sized double bedrooms, including a superb principal bedroom with en-suite shower room, alongside a stylish family bathroom. The open-plan living area is light-filled and thoughtfully designed, making the most of the spectacular views and creating an ideal space for both relaxation and entertaining. A generously proportioned balcony extends the living space outdoors, offering the perfect spot for al fresco dining or simply unwinding while taking in the coastal panorama. Further benefits include lift access within the building and an allocated covered parking space — a highly desirable feature in this prime coastal location. An exceptional lifestyle purchase, holiday investment, or second home opportunity in one of Cornwall's most desirable seaside destinations.





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LOCATION AND DEVELOPMENT

Enjoying a sheltered location, situated near the waters edge of the world renowned Porthminster Beach. The Peninsula is landmark luxury development of just 16 high quality apartments all with lift access and parking. There are communal gardens surrounding the development that can be used by the residents of the development. A short stroll will take you down to the beach and into the vibrant town centre, where you'll find an excellent selection of restaurants, independent shops, beaches, and a working harbour. Coastal walks are easily accessible, including scenic paths leading to Zennor. The town itself is home to a lively community, with plenty of clubs to get involved with including sea swimming, surf live saving, and the various artists clubs that are around due to the famous history of art within the town.

Front communal entrance into an impressive communal entrance hallway with stairs and lift access. Down the stairs to

another hallway and doors leading to a communal entrance shared by two apartments. Front door into

ENTRANCE HALLWAY

Wood flooring, video intercom system, power point and radiator, doors to

BATHROOM 9' 9" x 5' 6" (2.96m x 1.68m)

Large bathroom with tiled flooring, wall mounted ceramic sink unit, enclosed WC with water saving flush, bath with mains connected shower over and glazed shower screen, stainless steel heated towel rail

UTILITY ROOM / STORAGE

Wood flooring, large built in cupboard for storage, electric box, alarm system central control, washing machine / dryer, gas boiler, power points, shelving

BEDROOM 12' 6" x 13' 1" (3.80m x 4.00m)

Beautifully proportioned double bedroom with fitted wardrobes, radiator, power points and TV point, window to the rear offering superb sea and coastal views over Porthminster Beach and the surrounding coastline, carpeted.

MAIN BEDROOM 21' 8" x 11' 9" (6.61m x 3.57m)

Another beautifully proportioned room having extensive built in wardrobes, radiator, window to the rear offering superb sea and coastal views with sliding door opening out onto the large balcony, again offering those same superb views. Fully carpeted, power points and TV point, door into

EN-SUITE 7' 5" x 4' 6" (2.26m x 1.37m)

Tiled flooring, wall hung ceramic wash hand basin, enclosed WC with water saving flush, stainless steel heated towel rail, large walk in shower cubicle with mains connected shower

KITCHEN / LIVING ROOM 33' 6" x 12' 10" (10.20m x 3.90m)

Superb room, open plan so giving it an extra feel of space and light. Wood flooring throughout. Kitchen comprises an extensive range of eye and base level units in white gloss with ample granite worktop surfaces over. Inset stainless steel sink unit with taps over and routed drainer, four ring electric hob with extractor fan over, integrated microwave and eye level electric fan assisted oven, integrated dishwasher, fridge and freezer, ample power points and fitted shelving, radiator. The dining and lounge area offer great sized living space another radiator, power points, TV point, sliding doors and windows opening out to the large balcony, offering sea and coastal views.

BALCONY

Covered balcony with stainless steel struts and balustrade with glazing inset. The balcony offers superb sea and coastal views over to Porthminster Beach and around to St Ives Harbour

PARKING

The parking space is with a secure parking garage situated adjacent to the property. The parking is on a separate lease however the parking maintenance is included in the main charge

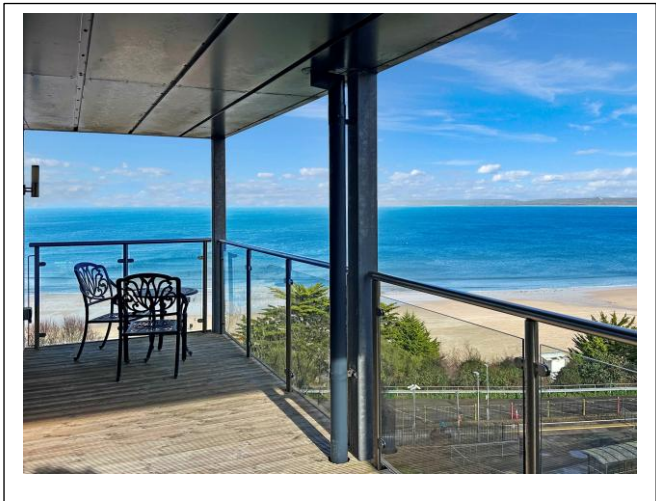
MATERIAL INFORMATION

Verified Material Information Council Tax band: Not banded
Tenure: Leasehold Lease length: 984 years remaining (999 years from 2011) Service charge: £3600 pa Property type: Flat
Property construction: Standard construction Energy Performance rating: B Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Mains gas-powered central heating is installed. Heating features: Double glazing
Broadband: ADSL copper wire Mobile coverage: O2 - Good, Vodafone - OK, Three - OK, EE - Good 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: No Historical flooding: No Flood defences: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. 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.



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