



# Carbis Beach Apartments Carbis Bay St. Ives

Asking Price £500,000

- A WELL PRESENTED TWO BEDROOM, FIRST FLOOR APARTMENT
- OFFERING STUNNING SEA AND COASTAL VIEWS
  - GATED DEVELOPMENT
  - SPACIOUS LIVING ACCOMMODATION
    - BALCONY
  - PRINCIPAL BEDROOM WITH ENSUITE
- CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET
  - ALLOCATED PARKING
- INTERNAL VIEWING A MUST!
  - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band -

Floor Area - 964.00 sq ft



### PROPERTY DESCRIPTION

A very well presented and most spacious, two bedroom apartment, situated within this highly regarded, gated development, offering breathtaking sea and coastal views.

The property is currently used as a holiday let and via separate negotiation, can be sold furnished and equipped.

An internal viewing is essential to appreciate the stunning views this property has to offer.

### LOCATION

Carbis Bay is a scenic village and seaside resort in Cornwall, England, situated just about one mile (1.6 km) south-east of the well-known town of St Ives.

The beach at Carbis Bay is awarded Blue Flag status, recognising excellent water quality, safety, and facilities, making this the ideal beach for families to enjoy.

The apartment is situated a short walk from Carbis Bay railway, providing easy access to St Ives, Lelant or St Erth along this picturesque branch line.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door into...

### ENTRANCE HALLWAY

Entrance matting, vinyl wood effect flooring, radiator, built in storage cupboard, door leading off. Door into...

### KITCHEN

Fitted with a range of shaker style base and wall mounted units with granite effect work surfacing over, stainless steel one and half bowl sink and drainer with mixer tap, tiled splash back, arched opening into the lounge/diner with distant sea views. Integrated eye level oven and grill, four ring gas hob with integrated extractor above, tiled splash back, space for washing machine, and tumble drier and fridge freezer, radiator, floor mounted gas boiler.

Double glazed window to the front and side, inset ceiling spot lights, integrated Neff dishwasher, radiator, vinyl wood effect flooring.

### OPEN PLAN LOUNGE/DINER

A spacious living space with vinyl wood effect flooring, four wall lights, double glazed, box bay window to the side aspect, with sea views to the side.

Two radiators, space for dining table and chairs, double glazed French doors to the rear offering spectacular sea and coastal views and providing access onto...

### BALCONY

Tiled flooring, enclosed by double glazed glass screens to three sides, a double glazed door provides access into the main bedroom.

The balcony offers stunning views of Carbis Bay Beach, and across to St Ives, Godrevy Lighthouse and Hayle.

### BEDROOM

Fitted carpet, double glazed French doors to the rear offering delightful sea and coastal views leading onto a Juliet balcony. Double glazed door leading to balcony, and two double glazed windows to the side. Ceiling mounted spot lights, access into...

### ENSUITE BATHROOM

A most spacious ensuite bathroom with a panel enclosed bath, mixer tap with shower head attachment, tiled surround, glass shower screen. Low level w/c, bidet, twin wash hand basins with vanity unit below, tiled splash back and large mirror above. Tiled flooring.

### BEDROOM

Fitted carpet, double glazed window to the front, radiator, built in wardrobe with mirrored doors, ceiling mounted spot lights.

### SHOWER ROOM

Vinyl wood effect flooring, corner shower cubicle, low level w/c with push button flush, wash hand basin, with vanity unit below, tiled splash back, mirror and light above, heated towel rail.

### OUTSIDE

To the front of the apartment there is a an enclosed patio area with tiled flooring leading to the front door.

### PARKING

The development is approached via electric gates and provides allocated parking for 1 vehicle with further visitors spaces.

### SERVICES

Mains electricity, gas, water and drainage.

The property is heated via combination gas boiler, located in the kitchen. Leasehold, 999 year lease from 2000, 974 years remaining.

Service Charge: £1920 per annum

THE CARBIS BEACH MANAGEMENT COMPANY LIMITED

The lease states that no pets are allowed without written permission from the management company. There are no restrictions to holiday letting.

Council tax: Not rated. Currently paying business rates as the property is classed as a small business.`

### DIRECTIONS

From our office in Hayle, turn left, towards the A30. At the Loggans Moor roundabout, take the third exit and continue along the A30. At the large roundabout, take the second exit heading towards the village of Lelant. Continue through the village and continue into Carbis Bay, just as you enter Carbis Bay, turn right before the traffic lights and proceed down Porthrepta Road.

Proceed over the railway bridge and take the next turning on your left. Continue along until you get to a set of electric metal gates. Once you enter the development, the access to the apartment will be seen on your right hand side.

### MATERIAL INFORMATION



#### Verified Material Information:

Council Tax band: Not banded  
Tenure: Leasehold  
Lease length: 974 years remaining (999 years from 2000)  
Service charge: £1920 pa  
Lease restrictions: No pets are allowed  
Property type: Flat  
Property construction: Standard construction  
Energy Performance rating: C  
Number and types of room: 2 bedrooms, 2 bathrooms, 1 reception  
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: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, 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

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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.





Carbis Beach Apartments, Carbis Bay, St. Ives, TR26 2JL





**Approximate total area<sup>m</sup>**

964 ft<sup>2</sup>

89.5 m<sup>2</sup>

**Balconies and terraces**

70 ft<sup>2</sup>

6.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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

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