4 NORWAY SQUARE

St. Ives, TR26 1NB

Price: £285,000

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A charming and beautifully positioned two-bedroom apartment in the very heart of St Ives, sitting on the edge of Norway Square and just moments from the harbour, Porthmeor Beach and the town's galleries, shops and restaurants. The property offers light, bright and surprisingly spacious accommodation, including a generous open-plan living area, two good-sized bedrooms and bathroom. A fantastic opportunity in an exceptional central St Ives location.









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DESCRIPTION

Situated in the heart of Downlong and close to the centre of St Ives, this apartment is in a perfect position to enjoy all that this beautiful town has to offer. From the many golden sandy beaches (there are five!) to the multi award winning restaurants, galleries, art schools and the various assorted shops which are dotted through the cobbled streets. This leasehold apartment with 980 years remaining is subject to maintenance charges per annum of approximately £600 which are reviewed on an annual basis. The ground rent is currently £50 per annum. This information has been provided by the vendors. The property comprises an open plan living area with a kitchen, dining area and living room, two generous sized bedrooms and a family bathroom. Step outside your front door and into the heart of St Ives. Leaving through the secure gate takes you back out to Norway Square. In the garden of Norway Square folk musicians can be heard performing a song on occasions and sometimes art students can be seen painting here. Alternatively, it s a lovely spot to just sit and rest. Norway Square is the ideal location for anyone looking to immerse themselves in the culture of St Ives and is often frequented by artists and readers and during the September Festival when poets and story tellers appear. With many restaurants, galleries, and beaches all within walking distance- you'll never be short of things to do.

COMMUNAL ENTRANCE

Communal entrance shared with just one other flat, with door opening into the property.

LIVING ROOM

A really lovely-sized open-plan room offering excellent flexibility and plenty of space to create separate lounge, dining and kitchen areas. Wood flooring, two radiators, two windows to the side and ample power points. A further storage cupboard provides useful additional storage, with doors leading to both bedrooms and the bathroom.

KITCHEN AREA

Fitted with a range of eye and base-level units complemented

by worktop surfaces over. Stainless steel sink unit, four-ring gas hob with electric oven beneath and extractor fan over. Integrated dishwasher, plumbing for an integrated washing machine and space for an under-counter fridge. Ample power points.

BEDROOM

A comfortable bedroom with wood flooring and a window looking down towards Church Place, radiator, power points and useful built-in storage cupboard

BEDROOM

Wood flooring with window to the side, radiator and power points.

BATHROOM

Fitted with a panelled bath with mains-connected shower over, close-coupled WC and pedestal wash hand basin. Tiled flooring and tiled walls, window to the side and cupboard housing the gas boiler.

AGENTS NOTE

With its central St Ives location and spacious open-plan accommodation, this is an attractive property for anyone looking to enjoy everything the town has to offer, with the harbour, beaches and town centre all within easy reach.

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Leasehold Lease length: 980 years remaining (999 years from 2007) Ground rent: £50/year Service charge: £1,000/year Council tax band: B EPC rating: D ## The building Mid-terrace flat, standard construction Accessibility adaptations: None No spray foam insulation ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Mains gas central heating Heating features: Double glazing Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 ok, Vodafone good, Three ok, EE ok Parking: None Not in a controlled parking zone No disabled parking available ## Risks and restrictions The steps in In In the ST IVES conservation area (per planning.data.gov.uk; confirm via the local authority search). No tree preservation order 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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