

FLAT 3 GARTH-AN-CREET

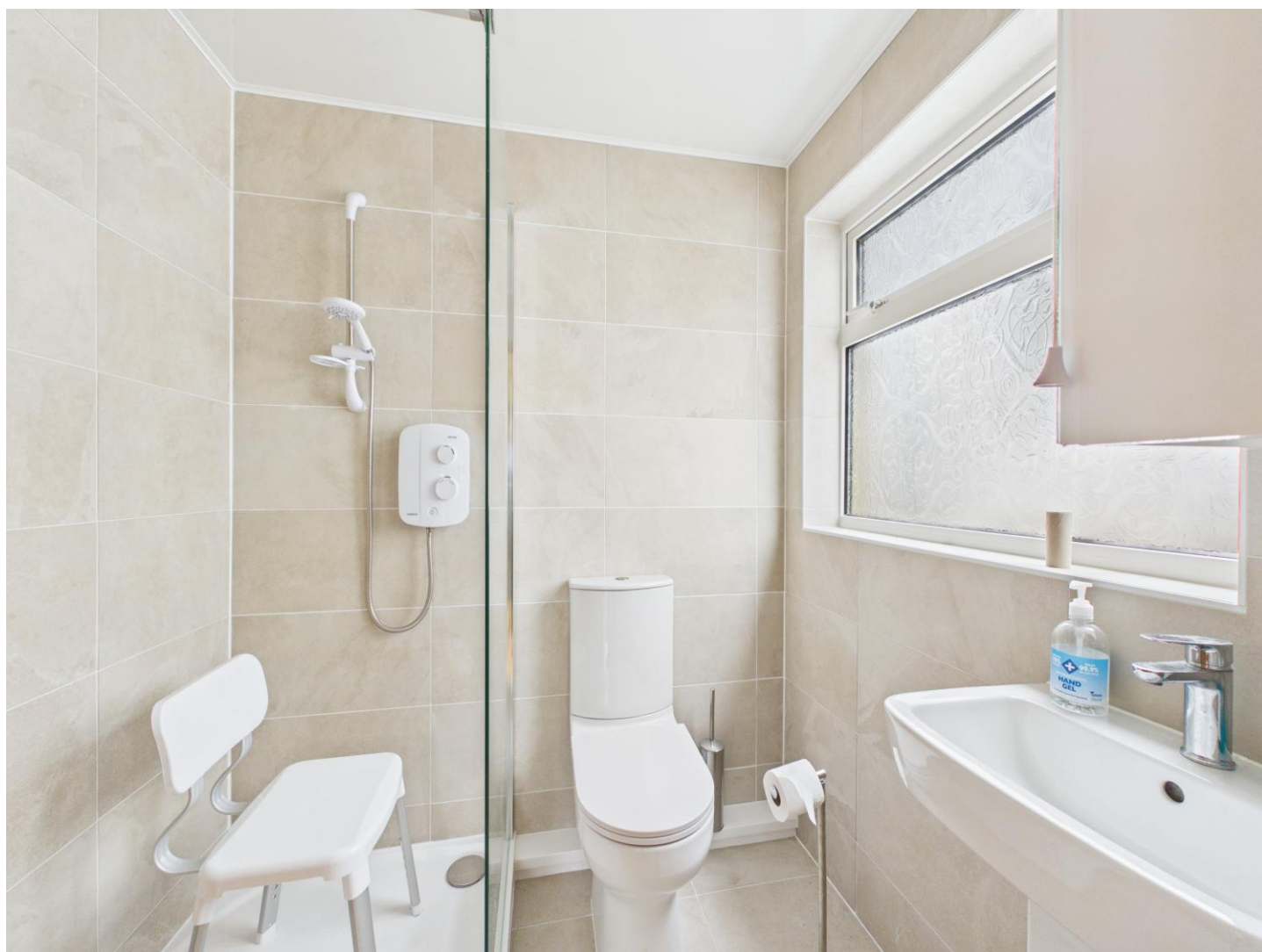
St. Ives, TR26 2ER

Price: £145,000 Auction Guide



For sale by Modern Method of Auction: Situated within a popular residential area of St Ives, close to local shops, schools, transport links and everyday amenities, Flat 3 Garth An Creet presents an excellent opportunity for investors, first-time buyers or those looking for a project. Offered for sale by auction, this spacious first-floor leasehold apartment benefits from two bedrooms, designated parking and its own enclosed rear garden. Internally the property is in fair condition throughout and offers well-proportioned accommodation with plenty of natural light, providing buyers with the opportunity to modernise further and add value if desired. This property is offered for sale through the Modern Method of Auction which is operated by Iamsold Limited





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ACCOMMODATION

A private entrance door opens into an entrance hall with tiled flooring and stairs rising to the first-floor landing. The landing features attractive oak flooring, a window to the side, wall-mounted gas heater, access to the loft space and doors leading to all principal rooms. The recently updated shower room has been finished with fully tiled walls and comprises a walk-in shower cubicle with electric shower, close-coupled WC, wash hand basin, heated towel rail and side-facing window. Bedroom One is a generous double room with a window to the front, ample space for bedroom furniture and power points. Bedroom Two overlooks the front of the property and is ideal as a guest bedroom, nursery or home office. It will comfortably accommodate a small double bed and also benefits from built-

in recessed shelving. The living room is a particularly spacious and bright room featuring oak flooring, a rear-facing window, gas fire, power points and an excellent range of fitted shelving, creating a welcoming living space. Leading from the sitting room is the kitchen, fitted with a range of eye and base level units with work surfaces over, composite sink and drainer, part tiled walls, space for an electric cooker with extractor hood above, plumbing for a washing machine, space for an under-counter fridge, built in freezer and a useful larder cupboard housing the copper hot water cylinder.

OUTSIDE

To the rear of the property is a delightful enclosed garden. It offers a lovely private outdoor space for relaxing, container

gardening or enjoying a morning coffee. The property also benefits from a designated parking space although this is currently fenced off due to ongoing maintenance.

LOCATION

Garth An Creet is a well-established residential development on the outskirts of St Ives, ideally positioned for local schools, supermarkets, healthcare facilities and regular public transport. The bustling harbour, beautiful beaches, independent shops and restaurants of St Ives are within easy reach as is easy access to the stunning coastal road, making this a convenient location for both owner occupiers and tenants alike.

LEASE DETAILS

999 year lease from 29th September 1967 £20 per month service charge - currently approx. £5200 in the account

AGENTS NOTES

We would advise that this property is suitable for cash buyers. If you are arranging a mortgage, we suggest speaking with your mortgage advisor and legal representative before making a bid. We have been advised by the vendors there is a mining feature within the next door neighbours garden and the ongoing maintenance with the parking was a mining feature that is in the process of being rectified

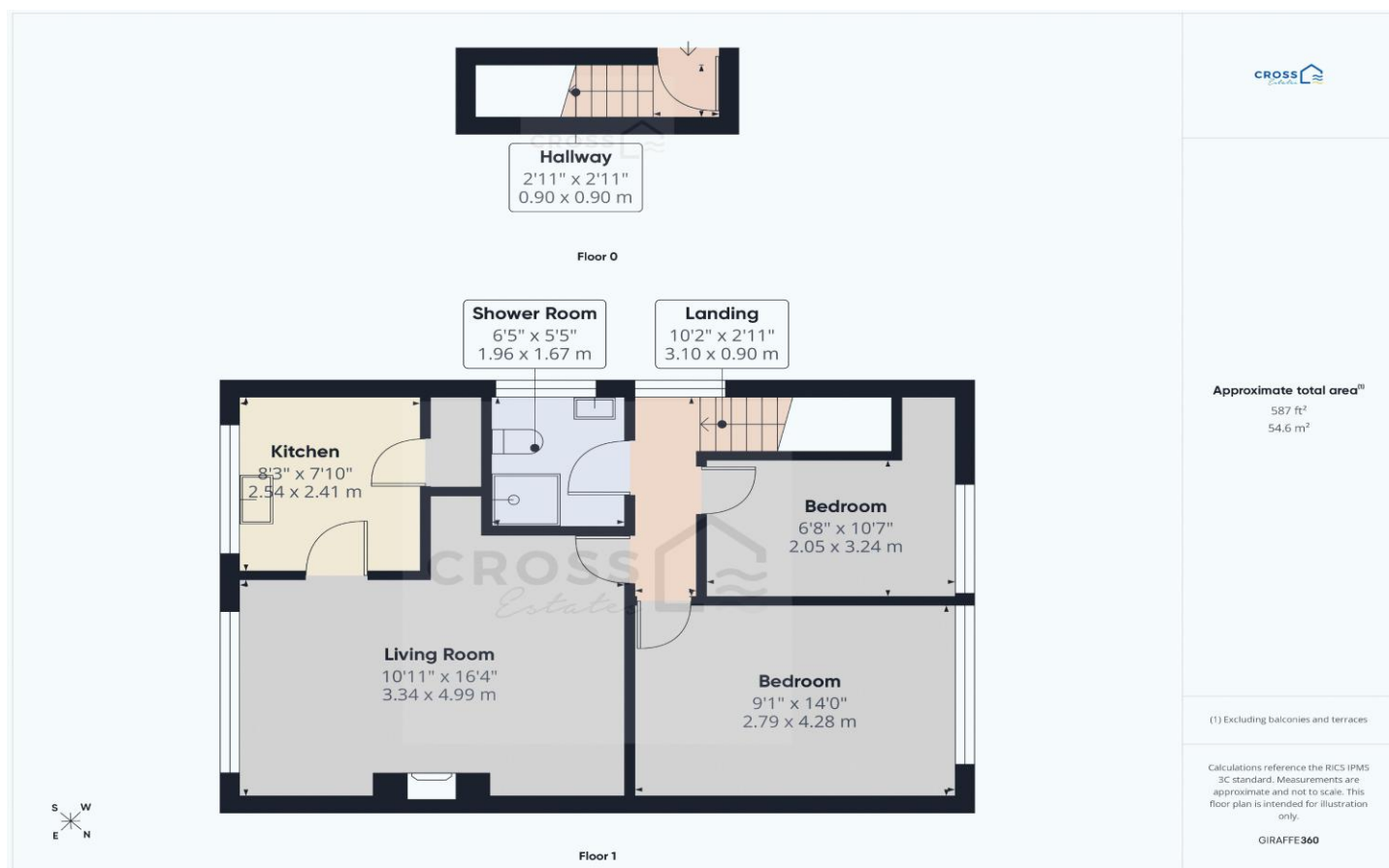
AUCTION NOTES

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agents/auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc VAT. These services are optional



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