11 CARTHEW COURT

St. Ives, TR26 1RN

Price: £230,000

CROSS ESTATES
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An extremely well presented ground floor one-bedroom apartment located in the very well thought of and respected Carthew Court. Located just a short walk down to Porthmeor Beach and the coastal footpath out to Manshead and Clodgy Point. Internally there is a good double bedroom, recently refurbished bathroom and good sized kitchen / living room with fitted kitchen. There is a small fore garden and communal gardens for use.









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LOCATION

Carthew Court is ideally positioned for enjoying everything that makes St Ives such a special place to stay. Tucked away in a peaceful setting, it offers the perfect balance of convenience and tranquillity—close enough to immerse yourself in the vibrant atmosphere of the town, yet just far enough removed to enjoy a quieter, more relaxed retreat. From the development, it's just a short stroll down to the golden sands of Porthmeor Beach, one of St Ives' most popular beaches and a favourite for surfers, swimmers, and sunset lovers alike. The nearby South West Coast Path is also easily accessible, offering spectacular cliff-top walks and breathtaking sea views. Living and staying in St Ives means experiencing one of Cornwall's most iconic seaside towns. Renowned for its picturesque harbour, cobbled streets, independent boutiques, and excellent restaurants, St Ives combines traditional coastal charm with a vibrant arts scene. Spend your days exploring world-class galleries, enjoying freshly caught seafood, or simply relaxing on one of the town's beautiful beaches.

PROPERTY

This beautifully maintained and thoughtfully presented ground floor apartment offers comfortable and practical accommodation. The apartment features a spacious double bedroom, providing a peaceful and inviting place to unwind after a day exploring the coast. The recently upgraded bathroom is finished to a high standard, offering a fresh and modern feel. At the heart of the property is a cosy open-plan living area, combining a comfortable sitting space with a well-equipped contemporary kitchen, perfect for preparing meals and enjoying quiet evenings in. Outside, there is a small private front garden, ideal for enjoying a morning coffee or the fresh sea air, along with access to attractive and well-maintained communal gardens that add to the property's tranquil setting. With its excellent presentation, practical layout, and peaceful surroundings, this

charming apartment provides a welcoming base for enjoying all that St Ives and the surrounding Cornish coastline have to offer.

ACCOMMODATION

Composite front door into entrance hallway with doors to bedroom, bathroom and living room. Power points, electric night storage heater, electric box. Built in storage cupboard housing hot water tank.

BEDROOM

Good sized double bedroom with window to the front, power points, plenty of space for bedroom furniture including wardrobes, drawers and bedside cabinets.

BATHROOM

Recently upgraded and offers panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, part tiled walls

LIVING ROOM

Kitchen comprises: Range of eye and base level units with ample worktop space over, stainless steel sink unit and drainer with taps over, four-ring electric hob double electric oven and grill under, plumbing for washing machine and space for washer / dryer. The lounge area offers light and bright living space with double glazed doors opening out to the well tended communal gardens, providing a further place to sit, TV point, power points, night storage heater

OUTSIDE

To the front of the property and to the entrance is a small fore garden, owned by the apartment. There are well tended communal garden that residents can use respectfully.

MATERIAL INFORMATION

Verified Material Information Costs and tenure Tenure: Leasehold Lease length: 992 years remaining (999 years from 2019) Ground rent: £25/year Service charge: £800/year Council tax band: A EPC rating: Survey Instructed The building Mid-terrace flat, standard construction Accessibility adaptations: Level access ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Heating: Room heaters only Heating features: Night storage Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 good, Vodafone good, Three ok, EE good Parking: None Risks and restrictions Not a listed building Not in a conservation area No tree preservation order Title register restrictions (CL350399): - The lease contains rules about 'alienation'. This is a legal term meaning there are restrictions on how the owner can sell, rent out, or transfer the property to someone else, often requiring them to follow a specific process or get permission. - The owner does not own the mines or minerals under the land. These were kept by the previous owners in a 1929 agreement. They have the right to enter the land to search for or work these minerals, but they must pay the owner for any damage caused to the surface or buildings. 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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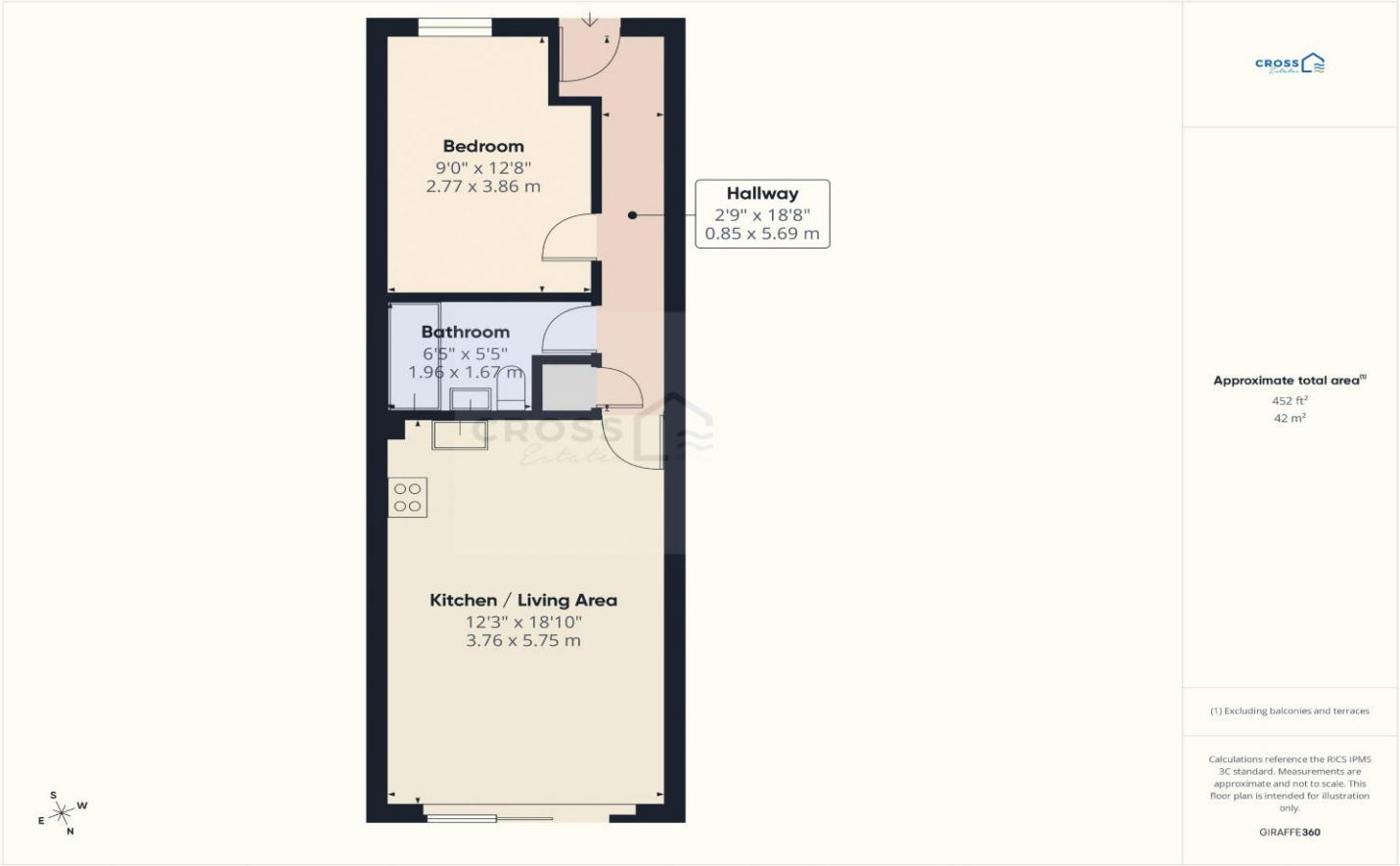

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