

FLAT 3, 3 CLODGY VIEW

St. Ives TR26 1JG

Price: £149,990



**CROSS
ESTATES**

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A superb small and compact, mezzanine bedroom studio apartment situated close to Porthmeor Beach and with short walk access down to the town. Located on Clodgy View, this super little property must really be viewed. Shower room, living room with kitchenette and stairs up to a mezzanine bedroom. an ideal opportunity to purchase your own pad along one of the most popular areas within St Ives - EPC G



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ENTRANCE

SHOWER ROOM

Window to the side, walk in shower cubicle with electric shower inset, close coupled WC, pedestal wash hand basin, heated towel rail, extractor fan

LIVING ROOM 15' 5" x 10' 2" (4.7m x 3.1m)

Lovely open plan room with part vaulted ceiling, UPVC window to the side and UPVC window to the rear, electric wall heater. Kitchen area comprises a ceramic sink unit and drainer with taps over, space for small fridge, 4 ring electric hob with electric oven under, water heater

From the living room stairs rising to

MEZZANINE

Vaulted ceiling, bed area, power points

TENURE

Share of freehold with a £40 per month maintenance charge

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COUNCIL TAX

Band A - £1405.92 per year



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