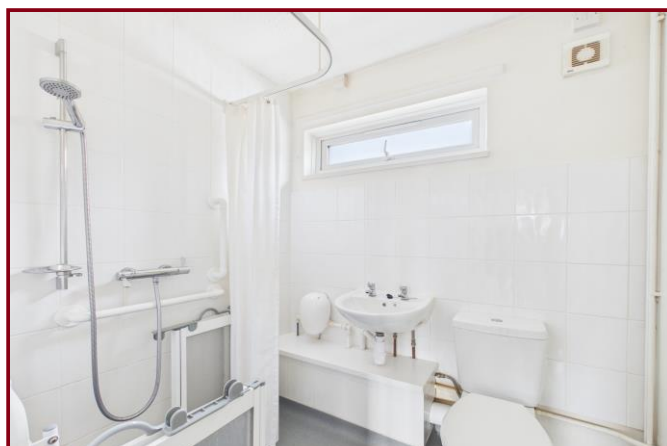




**MAP estate agents**  
Putting your home on the map

**Tregarthen,  
St Ives**

**£125,000  
Leasehold**





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## **Property Introduction**

This self-contained first floor flat is being offered to the market with no onward chain.

The accommodation comprises of a lounge, a kitchen, a double bedroom and a shower room. The property is double glazed and warmed via gas central heating to radiators.

We feel that this property makes a fantastic first-time purchase and viewing our interactive virtual tour is strongly recommended.

## **Location**

St Ives is a charming coastal town famed for its rich heritage showcased in its numerous galleries, including the renowned Tate Gallery St Ives, Barbara Hepworth Museum, sculpture garden, St Ives School of Painting, Leach Pottery and many more.

St Ives is well known for its four stunning beaches - Porthmeor is a favourite amongst surfers, whilst the calmer, clear waters of Porthminster Beach is ideal for families. The picturesque Porthgwithen Beach provides a more secluded escape and the Harbour Beach is where you can enjoy boat rides and building sandcastles. The stunning coastal walks and scenery around The Island inspired Rosamunde Pilcher and Virginia Woolf amongst others. St Ives has a wide range of outdoor activities, including surfing, paddle boarding, tennis and golf to name a few.

## **ACCOMMODATION COMPRISES**

Panelled entrance door to:-

### **ENTRANCE HALL**

Access to loft space, smoke alarm, cupboard housing combination boiler and further storage cupboard. Doors off to:-

### **LOUNGE 15' 5" x 9' 7" (4.70m x 2.92m)**

uPVC double glazed window to the front. Radiator.

### **KITCHEN 9' 7" x 8' 4" (2.92m x 2.54m)**

uPVC double glazed window to the rear. Fitted with a matching range of light wood effect wall and base cupboards having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit. Space for cooker, space and plumbing for washing machine and complementary tiling to walls. Radiator.

### **BEDROOM 12' 3" x 10' 3" (3.73m x 3.12m)**

uPVC double glazed window to the front. Radiator.

### **SHOWER ROOM**

uPVC double glazed obscured glass window to the rear. Fitted with a white suite comprising of a walk-in shower enclosure with glazed screen housing mains fed shower, wall-mounted wash hand basin and close coupled WC. Complementary tiling to walls.

### **OUTSIDE FRONT**

To the front of the property, there is a resident's permit parking area. A permit can be applied for as well as a visitor's permit but this does not guarantee that there will be a space.

### **REAR**

To the rear, there is a communal garden for the residents of the flats to enjoy which has a shared washing line.

### **SERVICES**

Mains water, mains electricity, mains drainage and mains gas.

### **AGENT'S NOTE**

The Council Tax Band for this property is Band 'A'.

### **LEASEHOLD INFORMATION**

The property will be sold with a new 999-year lease. The current annual service charge is £923.44 reviewed annually. The annual buildings insurance is £125.48 reviewed annually. Please note that the property cannot be used as a holiday let.

### **DIRECTIONS**

From St Ives Cinema, proceed up the Stennack and at the roundabout, take the second exit into Treverbyn Road. Proceed along Treverbyn Road and then turn left into Tregarthen. The property will then be identified on the right-hand side. If using What3words: munch.safari.opens

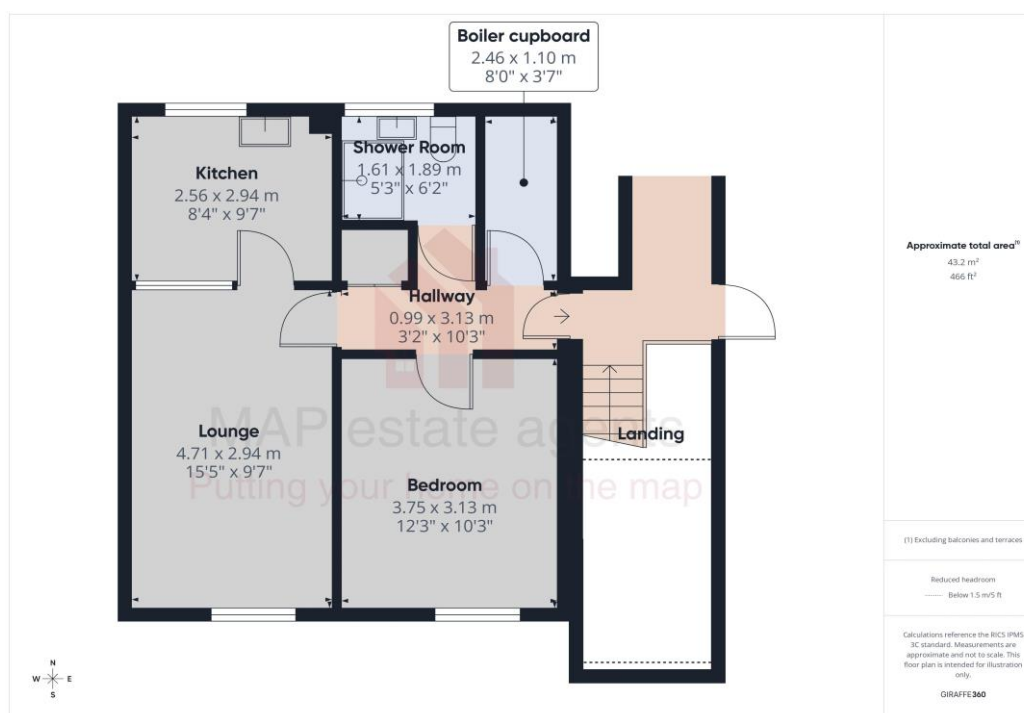


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Self-contained first floor flat
- Double glazing
- Gas central heating
- Double bedroom
- New 999-year lease
- Generous lounge
- Shower room
- Chain-free sale, ideal first-time purchase



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