



2 Lomond Hall St. Ives Road,
Carbis Bay, Carbis Bay St. Ives,
TR26 2SY







2 LOMOND HALL ST. IVES ROAD, CARBIS BAY, CARBIS BAY ST. IVES, TR26 2SY

£210,000 LEASEHOLD

*** GROUND FLOOR APARTMENT * TWO BEDROOMS ***

*** OPEN PLAN LIVING / KITCHEN / DINING ROOM * BATHROOM ***

*** COURTYARD * SEA GLIMPSES * PARKING SPACE * EPC = C ***

*** COUNCIL TAX BAND = B * APPROXIMATELY 54 SQUARE METRES ***

Offered to the market in excellent order throughout is this ground floor two bedroom apartment. The accommodation comprises an entrance hall, open plan living/kitchen/dining room, two bedrooms and a family bathroom. Externally there is courtyard area and allocated parking. We would highly recommend an early appointment to view.

DOOR TO:

ENTRANCE HALL:

OPEN PLAN LIVING / KITCHEN / DINING ROOM: 18' 7" x 14' 4" (5.66m x 4.37m) Range of base and wall mounted units, one and a half bowl stainless steel sink unit with mixer tap and drainer, built in dishwasher and fridge/freezer, plumbing for washing machine, electric oven and gas hob with extractor hood over, two radiators, small breakfast bar, double glazed bay window to the front with sea glimpses, porthole window.

BEDROOM ONE: 11' 9" x 9' 5" (3.58m x 2.87m) Double glazed window to the rear, radiator.

BEDROOM TWO: 8' 10" x 8' 8" (2.69m x 2.64m) Double glazed window to the rear, radiator.

BATHROOM: 6' 7" x 5' 11" (2.01m x 1.80m) Panelled bath with glazed screen and mains shower over, low level w.c., wash hand basin with storage under and mirror cupboard over, heated towel rail, extractor.

OUTSIDE: To the rear of the property there is a courtyard area patio laid to patio.

SERVICES: Mains water, gas, electricity and drainage.

LEASE: Remainder of 999 year lease setup January 1st 2005.

Service charge of £600 per annum.

There is a stipulation within the lease stating the property cannot be used as a holiday let.

AGENTS NOTE: The property is constructed of block under a slate tiled roof.

We understand from openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property.

We checked the signal with EE which was good.

DIRECTIONAL NOTE: Via What3Words: ///tells.journals.opened

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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