

FLAT 5, ROSEMORRAN, BISHOPS ROAD

St. Ives, TR26 2BY

Price: £245,000



CROSS ESTATES

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A spacious one bedroom upper floor apartment offering stunning sea and coastal views over St Ives Bay up to and beyond Godrevy Lighthouse. With designated off road parking and use of a communal garden, this super apartment must be viewed to be appreciated. Located only a short walk down into town and to the beaches of St Ives. The property is being used as a successful holiday let



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COMMUNAL ENTRANCE

With stairs rising to the first floor on a full turn to landing area and door to apartment

ENTRANCE HALLWAY

Laminate wood flooring, intercom system phone, coat hanging space

BEDROOM ONE

UPVC double glazed to the front offering fine sea and coastal views over towards Godrevy and the coastline beyond. Laminate wood flooring, wood carved fireplace (boarded) power points

SHOWER ROOM

Fully tiled walls, vinyl flooring, heated towel rail, close coupled WC, wash hand basin, large walk in shower cubicle with mains connected shower inset with rainfall shower head and detachable

LIVING ROOM / KITCHEN

Great sized and light room having large UPVC double glazed windows to the front offering superb sea and coastal views, laminate wood flooring, power points, TV point. Kitchen comprises and extensive range of eye and base level units with ample worktop surfaces over, stainless steel sink unit and drainer, 4 ring electric hob with electric oven under and fan over, integrated fridge, freezer and washing machine

OUTSIDE

1 Designated parking space and visitors parking spaces and use of communal gardens

TENURE

Leasehold . 999 years from 29th September 1997. Currently Land Registry states that maintenance was £900 per year. We are currently confirming further information £25 ground rent

EPC

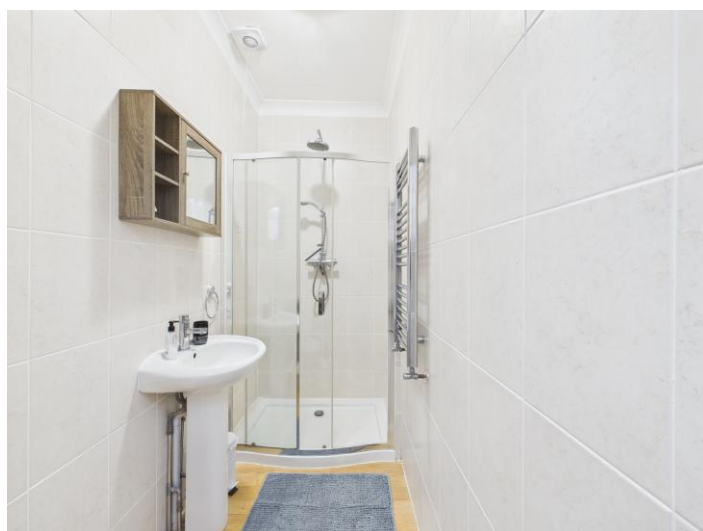
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COUNCIL TAX BAND

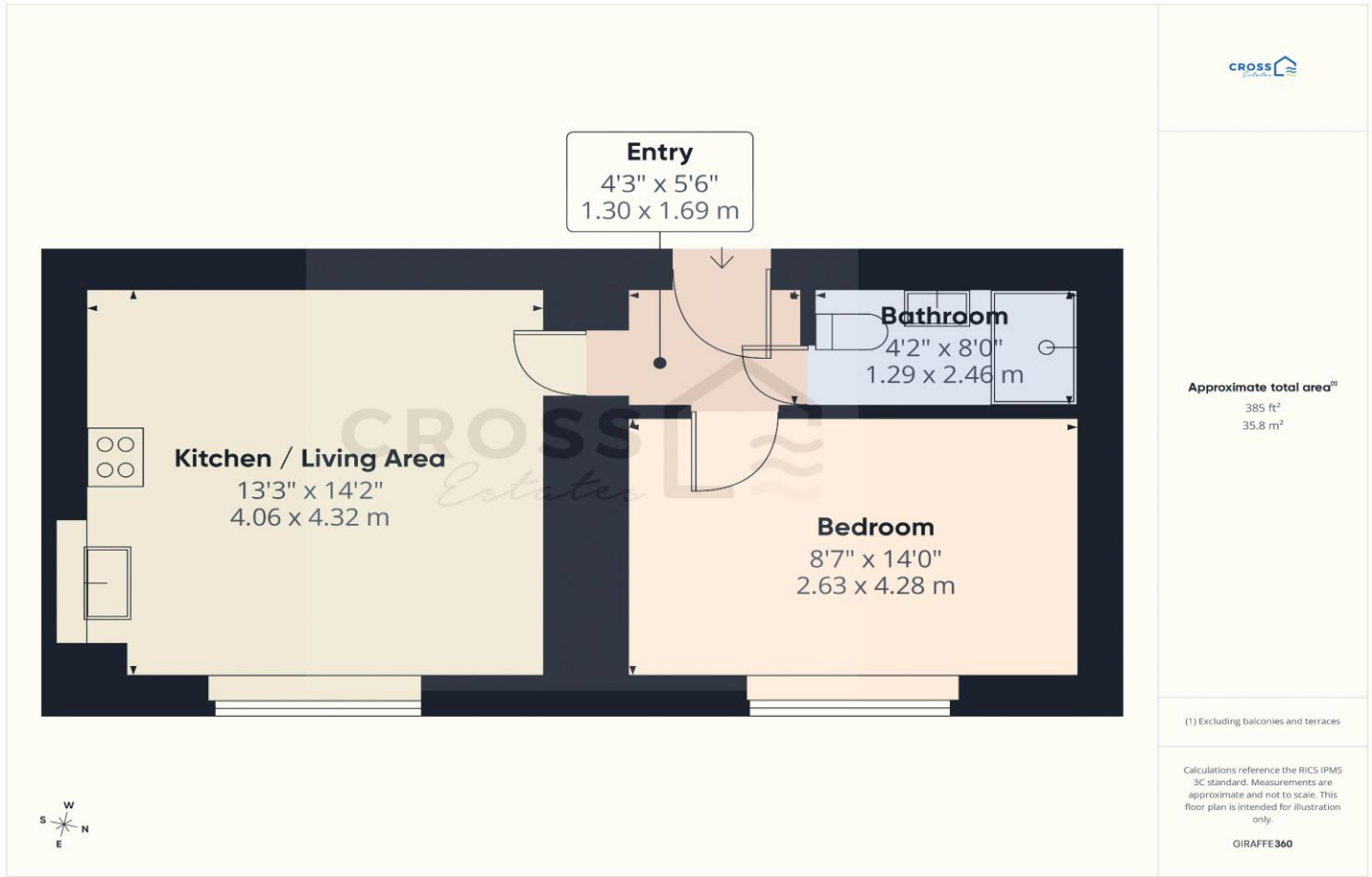
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MATERIAL INFORMATION

Verified Material Information Council tax band: A Tenure: Share of Freehold Lease length: 999 years remaining (971 years from 1997) Ground rent: £25 pa Service charge: £900 pa Property type: Flat Property construction: Standard form Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Central heating Heating features: Double glazing Broadband: ADSL copper wire Mobile coverage: O2 - Good, Vodafone - OK, Three - OK, EE - Good Parking: Allocated Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: No Long-term area flood risk: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes Energy Performance rating: C 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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