



Helping *you* move



**Flat 3, Albany House, Church Street, St. Mary's, TR21 0JT** Offers in the Region of **£230,000**

This charming Grade II listed first-floor flat in Hugh Town, St Mary's, will be left fully furnished, offering a ready-made home or holiday retreat with historic character and a prime location.

# Flat 3, Albany House, Church Street, St. Mary's, TR21 0JT

## Overview

- First Floor Flat
- Near to The Harbour, Beaches And Local Amenities
- Perfect For A Holiday Let
- Fully Furnished
- One Bedroom With Built In Storage
- Open Plan Kitchen/Diner/Lounge
- Shower Room Ensuite
- No Upward Chain
- EPC D, Council Tax Band



Located on St Mary's, the largest of the Isles of Scilly, this first-floor flat enjoys a prime position in Hugh Town, just a short walk from the harbour, sandy beaches, and a range of local shops and restaurants. The property forms part of a Grade II listed house built in the 1800s, offering a touch of historic character alongside modern convenience. The flat opens into a bright and spacious open-plan lounge, kitchen, and dining area, where two large windows allow natural light to flood the room. From here, a doorway leads to the bedroom, complete with a built-in cupboard and washbasin. The bedroom benefits from an ensuite shower room, providing privacy and practicality. Well-suited to a variety of buyers, this flat makes an attractive permanent home or a lock-up-and-leave retreat. For those considering a holiday let, the property has the potential to earn over £20,000 during the holiday season (March–October), thanks to its excellent location, practical layout, and historic charm. The link to the holiday lets website is: <https://www.albanyhouseonscilly.com/>. Importantly, the flat will be left fully furnished, allowing it to be let out straight away without the need for further preparation, a ready-made opportunity for investors or those seeking a hassle-free move.

## Location:

St Mary's, the largest and liveliest of the Isles of Scilly, offers an exceptional blend of natural beauty and village-style convenience, with stunning white-sand beaches, sheltered coves and miles of scenic coastal paths all within easy reach of the island's welcoming hub, Hugh Town. Known for its relaxed pace of life, crystal-clear waters and mild climate, St Mary's combines rugged granite coastlines and peaceful countryside with a surprisingly rich range of amenities including shops, cafés, galleries, restaurants and excellent transport links to the mainland. From picturesque spots like Porthcressa and Porthmellon Beach to tranquil hideaways such as Pelistry Bay, the island delivers an idyllic setting ideal for both full-time living and holiday retreats. Its charming historic sites, vibrant harbour and strong sense of community create a truly unique environment, calm, safe and beautifully unspoilt, making St Mary's one of the most desirable locations to call home in the southwest.



#### TENURE

We are advised that the property is Leasehold with the lease term being 999 years from 1st June 2009 at peppercorn rent. The freehold is owned by a management company, which the Flat 3 owner has a 25% share. The costs for the building are shared out equally between all four flats, for example, for building maintenance, insurance, cleaning, etc.

#### LOCAL AUTHORITY

Council of The Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Telephone number: 0300 1234105



#### SERVICES

We are advised that mains electricity, water and drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

#### ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

#### METHOD OF SALE

For Sale by Private Treaty.

#### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale (in the case of a buyer), directly to Movebutler, and is non-refundable.

#### AGENTS NOTE

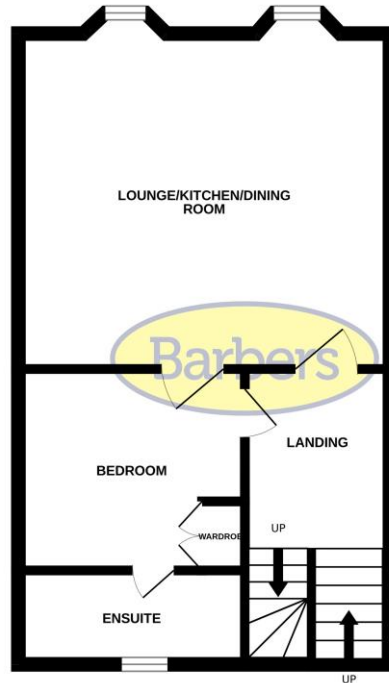
Please note that all the details for this property have been supplied by the seller.

#### AGENTS NOTE

Holiday let reservations are secured through to 2026, providing potential income for investors.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 12/25

### LOUNGE/KITCHEN/DINING ROOM

14' 11" x 13' 5" (4.56m x 4.11m)

### BEDROOM

9' 1" x 8' 1" (2.79m x 2.48m)

### SHOWER ROOM

6' 8" x 3' 9" (2.04m x 1.15m)

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.