

2 KARENZA COURT, HEADLAND ROAD

Carbis Bay St. Ives TR26 2NR

Price: £210,000



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Perfectly positioned just moments from the golden sands of Carbis Bay Beach, this well presented two-bedroom first-floor apartment offers an enviable coastal lifestyle in one of the area's most sought-after locations. Set within a well-maintained and secure development on Headland Road, the apartment is ideal as a comfortable main residence, a lock-up-and-leave second home, or an investment opportunity (please note holiday letting is not permitted within the development). The bright and welcoming living space opens onto a charming Juliette balcony with sea views through the neighbouring properties while the covered side balcony provides the perfect spot to sit and unwind. The current owner has particularly loved spending time here watching the fishing boats leave and return to St Ives, along with the many boats that pass by throughout the day – a wonderfully relaxing way to enjoy the ever-changing coastal scenery. The apartment also benefits from real wood flooring throughout the principal rooms, a designated parking space, and access to beautifully maintained communal gardens. With the stunning Blue Flag beach, the South West Coast Path, Carbis Bay railway station and local amenities all within the immediate locality, this is a wonderful opportunity to embrace the best of coastal living. Offered to the market with no onward chain, viewing is highly recommended. For further material information, please scan the QR code on the final page of these details.



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Communal entrance and up one flight of stairs to communal hallway and door into apartment

ENTRANCE HALLWAY

Doors to all rooms, wood flooring, night storage heater, power points

SHOWER ROOM 6' 10" x 6' 1" (2.08m x 1.85m)

Recently updated with walk in shower cubicle with mains shower inset and tiling, sink unit inset vanity unit with storage, bidet, close coupled WC, chrome heated towel rail, tiled walls, extractor fan, built in storage cupboard

BEDROOM 8' 1" x 6' 5" (2.46m x 1.95m)

UPVC double glazed window to the side, power points, night storage heater, built in airing cupboard housing the hot water tank

KITCHEN 9' 1" x 5' 2" (2.78m x 1.57m)

UPVC double glazed window to the side. Extensive range of eye and base level units with worktop surfaces over, stainless steel sink unit and drainer with mixer taps over, electric cooker and fridge freezer, washing machine, pull down table / worktop

BEDROOM 12' 8" x 10' 4" (3.85m x 3.15m)

UPVC double glazed window to the front with a sea glimpse, double glazed door to the external side balcony, power points.

LIVING ROOM 13' 8" x 11' 6" (4.17m x 3.51m)

UPVC double glazed window to the side and UPVC double glazed double doors opening out to a 'Juliette' balcony with views between the neighbouring properties to the sea. Built in wardrobes with mirrored doors, ample power points, TV point, fireplace surround with space for electric fire, wood flooring

OUTSIDE

There is a small external balcony 0.89 x 2.49 (2'11" x 8'1") There are use of very well maintained and well stocked communal gardens

TENURE

Leasehold 967 years remaining with a maintenance charge of £1020 annually

MATERIAL INFORMATION

Verified Material Information Council Tax band: C Property type: Flat Property construction: Standard undefined construction Energy Performance rating: C Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: None is installed. Heating features: Night storage and Double glazing Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, 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: Yes: The driveway does lead to another property. Long-term area flood risk: No Historical flooding: No Flood defences: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes 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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