FLAT 3 GARTH-AN-CREET

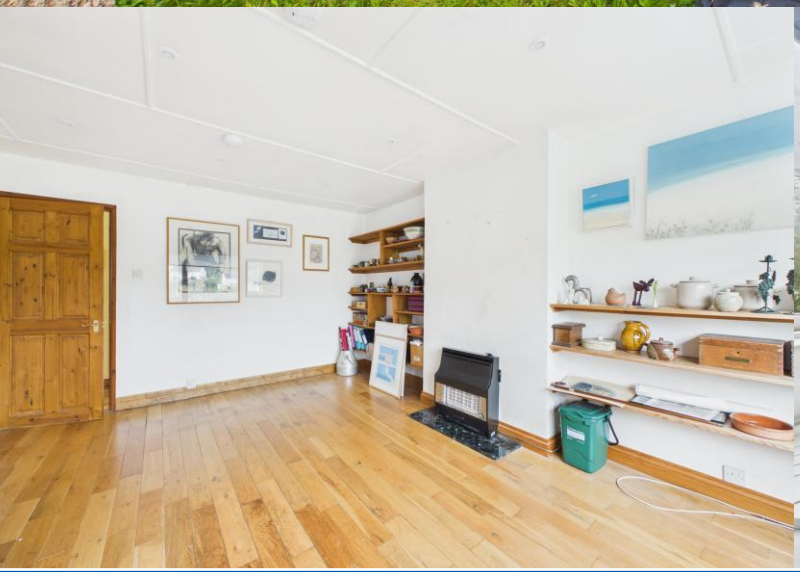
St. Ives, TR26 2ER

Price: £65,000 - Guide

CROSS ESTATES
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* To Auction * Situated within a popular residential area of St Ives, close to local shops, schools, transport links and everyday amenities, Flat 3 Garth An Creet presents an excellent opportunity for investors, first-time buyers or those looking for a project. Offered for sale by auction, this spacious first-floor leasehold apartment benefits from two bedrooms, designated parking and its own enclosed rear garden. Internally the property is in fair condition throughout and offers well-proportioned accommodation with plenty of natural light, providing buyers with the opportunity to modernise further and add value if desired. The property is to be offered online by Clive Emson Auctioneers on 15 December 2026 No offers prior to auction will be considered.









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ACCOMMODATION

A private entrance door opens into an entrance hall with tiled flooring and stairs rising to the first-floor landing. The landing features attractive oak flooring, a window to the side, wall-mounted gas heater, access to the loft space and doors leading to all principal rooms. The recently updated shower room has been finished with fully tiled walls and comprises a walk-in shower cubicle with electric shower, close-coupled WC, wash hand basin, heated towel rail and side-facing window. Bedroom One is a generous double room with a window to the front, ample space for bedroom furniture and power points. Bedroom Two overlooks the front of the property and is ideal as a guest bedroom, nursery or home office. It will comfortably accommodate a small double bed and also benefits from built-in recessed shelving. The living room is a particularly spacious and bright room featuring oak flooring, a rear-facing window, gas fire, power points and an excellent range of fitted shelving, creating a welcoming living space. Leading from the sitting room is the kitchen, fitted with a range of eye and base level units with work surfaces over, composite sink and drainer, part tiled walls, space for an electric cooker with extractor hood above, plumbing for a washing machine, space for an under-counter fridge, built in freezer and a useful larder cupboard housing the copper hot water cylinder.

OUTSIDE

To the rear of the property is a delightful enclosed garden. It offers a lovely private outdoor space for relaxing, container gardening or enjoying a morning coffee. The property also benefits from a designated parking space although this is currently fenced off due to ongoing maintenance.

LOCATION

Garth An Creet is a well-established residential development on the outskirts of St Ives, ideally positioned for local schools, supermarkets, healthcare facilities and regular public transport.

The bustling harbour, beautiful beaches, independent shops and restaurants of St Ives are within easy reach as is easy access to the stunning coastal road, making this a convenient location for both owner occupiers and tenants alike.

LEASE DETAILS

999 year lease from 29th September 1967 £20 per month service charge - currently approx. £5200 in the account

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Leasehold Lease length: 940 years remaining (999 years from 1967) Service charge: £240/year Council tax band: A EPC rating: E ## The building Semi-detached flat, standard construction Accessibility adaptations: None ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Heating: Room heaters only Heating features: None Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 good, Vodafone good, Three good, EE great Parking: On Street + designated space Not in a controlled parking zone No disabled parking available ## Risks and restrictions Not a listed building Not in a conservation area No tree preservation order 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.

AGENTS NOTES

We would advise that this property is suitable for cash buyers. If you are arranging a mortgage, we suggest speaking with your mortgage advisor and legal representative before making a bid.

We have been advised by the vendors there is a mining feature within the next door neighbours garden and the ongoing maintenance with the parking was a mining feature that is in the process of being rectified

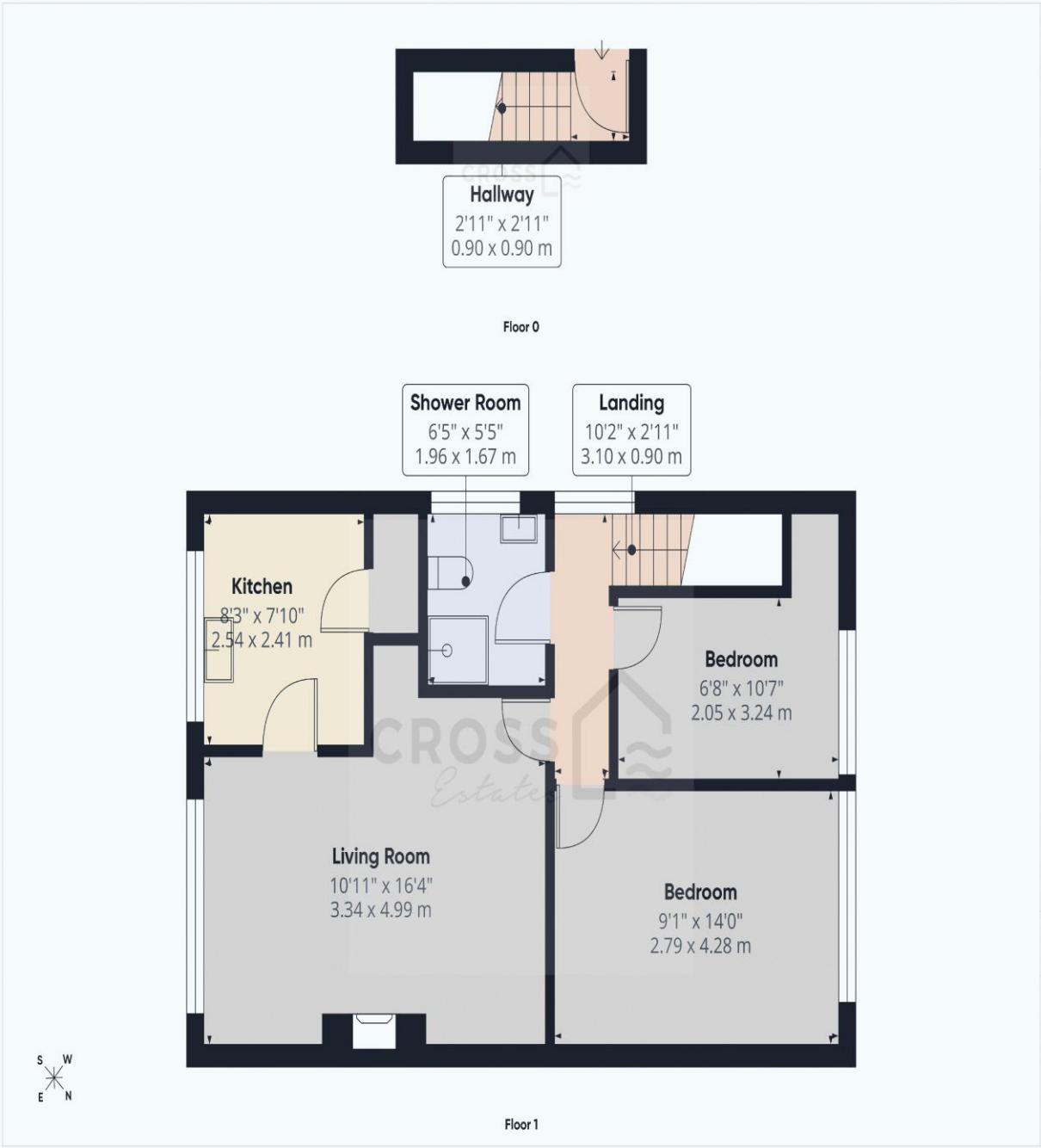
AUCTION DETAILS

The property is to be offered online by Clive Emson Auctioneers on 15 December 2026 No bids prior to auction will be accepted To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers on 01392 366555 or 0345 8500333 e: westcountry@cliveemson.co.uk





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Approximate total area(1)

587 ft²

54.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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