



Apartment 2, Fairfield House,  
Porthrepta Road, Carbis Bay,  
Cornwall, TR26 2NZ









**APARTMENT 2, FAIRFIELD HOUSE, PORTHREPTA ROAD, CARBIS BAY, CORNWALL, TR26 2NZ**

**GUIDE PRICE £360,000 LEASEHOLD**

A second floor, two bedroom, luxury apartment with parking and enjoying glorious views across St Ives Bay.

**\* TWO DOUBLE BEDROOMS (BOTH EN SUITE) \***

**\* OPEN PLAN LIVING ROOM/KITCHEN WITH INTEGRAL APPLIANCES \***

**\* PANORAMIC SEA VIEWS \* OFF STREET PARKING FOR ONE VEHICLE \***

**\* IDEAL HOLIDAY LET BOLT HOLE \* GAS CENTRAL HEATING \***

**\* EPC = C \* COUNCIL TAX BAND = B \* APPROXIMATELY 62 SQUARE METRES \***

A beautifully presented two bedroom apartment, situated on the seaward side of Carbis Bay and enjoying stunning uninterrupted views across St Ives and Godrevy Lighthouse. The property offers deceptively spacious accommodation to comprise of two double bedrooms, both en suite, and an open plan living room/kitchen with fitted appliances and the aforementioned views. The property is double glazed and heated via gas central heating system and has allocated parking for one vehicle.

Main door with intercom system into:

**COMMUNAL HALLWAY:** Stairs rising into the second floor landing, door into the:

**APARTMENT:**

**HALLWAY:** Inset spotlights, radiator, walk in cupboard, doors to:

**BEDROOM ONE:** 13' 7" x 9' 0" (4.14m x 2.74m) Radiator, double glazed window to rear and door into:

**EN SUITE:** Inset spotlights, extractor fan, fully tiled shower cubicle, WC, wash hand basin, radiator.

**LIVING/KITCHEN AREA:** 24' 6" x 8' 2" (7.47m x 2.49m) Double glazed bay and sash windows to front with uninterrupted views across St Ives Bay towards St Ives and Godrevy Lighthouse, two radiators, base and wall units with worksurfaces and tiling over, electric cooker, gas hob with extractor fan over, single drainer stainless steel sink unit, integral fridge/freezer, dishwasher, inset spotlights, door to:

**INNER HALLWAY:** Cupboard housing gas boiler, inset spotlights, door to:

**BEDROOM TWO:** 13' 6" x 8' 11" (4.11m x 2.72m) Plumbing for washing machine, tiled shower cubicle, radiator, two double glazed windows to rear, door to:

**WASHROOM/WC:** With WC, wash hand basin, double glazed window to rear, inset spotlights.

Further door from the main hallway leads to further fire escape door from inner hallway.

**OUTSIDE:** The property has parking to the front of the main house for one vehicle.

**AGENTS NOTE:** We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was fair. The property is constructed of granite under a tiled roof. No pets are allowed on the property. No smoking in communal spaces.

**SERVICES:** Mains gas, electricity, water and drainage.

**DIRECTIONS:** From Hayle, proceed towards St Ives, upon reaching the shops on your left hand side, turn right into Porthrepta Road, whereby the property can be found your right hand side.

**LEASE:** New lease to be set up on purchase.

**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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