

Boskerris Road

Carbis Bay

St. Ives

TR26 2PU

Offers In The Region Of
£310,000

- TWO BEDROOM DUPLEX APARTMENT
- SITUATED ON THE SEAWARD SIDE OF CARBIS BAY
- CLOSE TO THE BEACH AND RAILWAY STATION
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- IMPECCABLY PRESENTED
- PRINCIPAL BEDROOM WITH BALCONY
- ALLOCATED PARKING
- INTERNAL VIEWING IS SURE TO IMPRESS!
- EPC: C79
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Leasehold

Council Tax Band - D

Floor Area - 798.00 sq ft



PROPERTY DESCRIPTION

An extremely well presented and spacious, two bedroom, duplex apartment situated within this popular development. The gas heated and double glazed accommodation briefly comprises; entrance hallway, open plan lounge/diner with Juliet balcony, separate kitchen, shower room and built in understairs cupboard. The first floor comprises; two bedrooms, (principal with access onto a rear balcony) and a bathroom. Outside, to the front of the development there is a communal sun terrace and an allocated parking space. An internal viewing of this delightful apartment is sure to impress!

LOCATION

Carbis Bay is a scenic village and seaside resort in Cornwall, England, situated just about one mile (1.6 km) south-east of the well-known town of St Ives. The beach at Carbis Bay is awarded Blue Flag status, recognising excellent water quality, safety, and facilities, making this the ideal beach for families to enjoy. The apartment is situated a short walk from Carbis Bay Beach and Carbis Bay railway, providing easy access to St Ives, Lelant or St Erth along this picturesque branch line.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door leading into...

ENTRANCE PORCH

Laminate flooring, telephone entry system, door into...

ENTRANCE HALLWAY

Fitted carpet, radiator, carpeted stairs leading to first floor level, built in storage cupboard, door to kitchen and lounge, door into...

SHOWER ROOM

Corner shower unit with mains fed shower with rain shower head and wand attachment. Tiled surround, wall mounted extractor fan, sliding glass doors. Concealed cistern w/c, obscured double glazed window to the side, pedestal wash hand basin with mixer tap, tiled splash back, heated towel rail, inset ceiling spot lights.

OPEN PLAN LOUNGE / DINER

A spacious open plan living space. Fitted carpet, double glazed bay window to the side, two radiators, double glaze French doors leading onto a Juliet balcony.

KITCHEN

Attractively fitted with modern high gloss base and wall mounted units with quartz work surfacing over. Four ring gas hob with stainless steel extractor above. Integrated fridge freezer, dishwasher and washing machine, sink and

drainer with mixer tap, double glazed window to the side, inset lighting above.

Laminate flooring and inset ceiling spot lights.

From the entrance hallway, a carpeted staircase with useful built in storage leads up to...

FIRST FLOOR LANDING

Fitted carpet, door into bathroom and bedroom two, door into...

BEDROOM 1

Fitted carpet, sloping ceiling, radiator, dormer window with double glazed windows to the side, and double glazed French door leading onto a small balcony offering distant sea views.

BEDROOM 2

Fitted carpet, radiator, sloping ceiling with Velux roof light to the side.

BATHROOM

Fitted with a white suite comprising panel enclosed bath with mixer tap, pedestal wash hand basin with mixer tap and tiled splash back. Shower cubicle with mains fed shower with rain shower head and wand attachment, tiled surround and glass door. Low level w/c with push button flush. Sloping ceiling with inset ceiling spot light.

OUTSIDE

To the front of the development there is an allocated parking space for the apartment, plus additional visitor parking spaces. There is a communal sun terrace situated to the front of the development enjoying sea and coastal views.

DIRECTIONS

From our office in Hayle, turn left, towards the A30. At the Loggans Moor roundabout, take the third exit and continue along the A30. At the large roundabout, take the second exit heading towards the village of Lelant. Continue through the village and continue into Carbis Bay, just as you enter Carbis Bay, turn right before the traffic lights and proceed down Porthrepta Road.

Just before the bridge, turn left and continue up the hill where the entrance to compass point will soon be seen on your right hand side. The allocated parking is located near the end of the carpark.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Leasehold

Lease length: 98 years remaining (99 years from 2025)

Service charge: £2,717/year

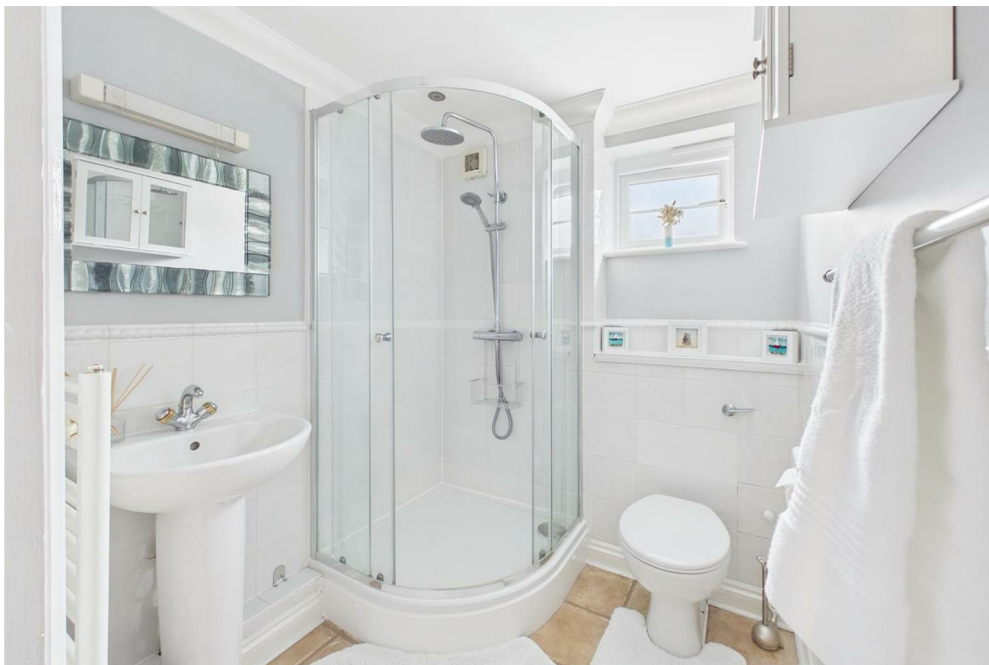
Lease restrictions: Not sure

Council tax band: D

EPC rating: C



The building
 End-terrace flat, standard construction
 2 bedrooms, 2 bathrooms, 1 reception
 Accessibility adaptations: None
 Services
 Mains electricity
 Mains water
 Mains foul drainage
 Mains surface water drainage
 Mains gas central heating
 Heating features: None
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 good, Vodafone good, Three good, EE good
 Parking: Allocated
 Not in a controlled parking zone
 Disabled parking available
 Risks and restrictions
 Not a listed building
 Not in a conservation area
 No tree preservation order
 Title register restrictions (CL392068):
 - The owner cannot sell or transfer the property (a process known as a 'disposition') without a certificate from a conveyancer—a property lawyer—confirming that specific rules in the original lease have been followed.
 - The lease contains rules that limit the owner's ability to sell, sub-let, or transfer the property to others (referred to as 'alienation').
 - Under a 1939 agreement, the owner is restricted from building more than one house on the plot. Any building plans must be approved by a surveyor to ensure they are in keeping with the surrounding estate.
 - There are historical rules mentioned in a 1935 document, though the specific details of these restrictions are unknown as the document was not provided to the Land Registry.
 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.

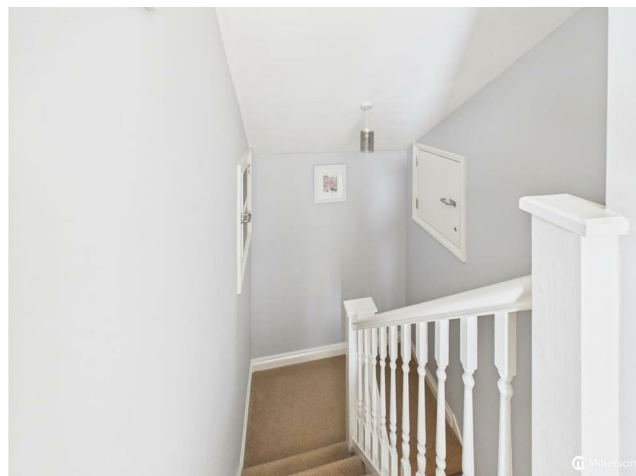


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SERVICES

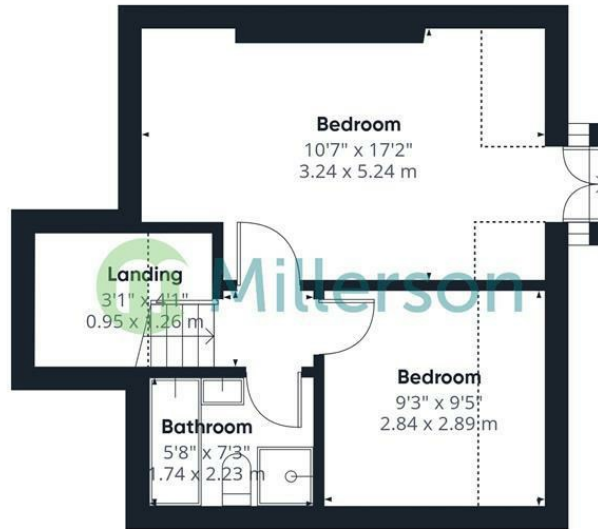
Mains gas, electricity, water and drainage.

The property is heated via a gas fired combination boiler.





Floor 0



Floor 1



Approximate total area^m

798 ft²
74.1 m²

Reduced headroom

45 ft²
4.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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