

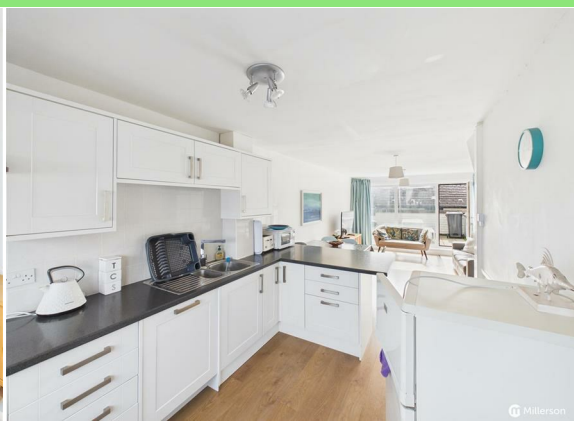
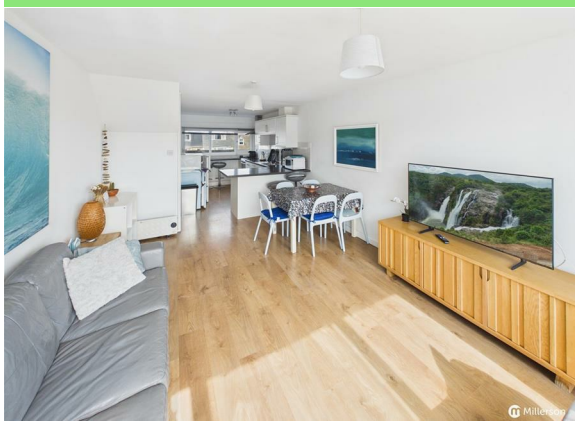
# Ayr Court

## St. Ives

### TR26 1EQ

Asking Price £300,000

- TWO BEDROOM MAISONETTE APARTMENT
- ALLOCATED PARKING
- SEA AND COASTAL VIEWS
- OPEN PLAN LIVING ACCOMMODATION
- LARGE REAR BALCONY
- WELL PRESENTED ACCOMMODATION
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- INTERNAL VIEWING RECOMMENDED
  - EPC: E47
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - Exempt

Floor Area - 699.65 sq ft



#### PROPERTY DESCRIPTION

Offered for sale with no onward chain is this well presented, two bedroom, upper floor maisonette with allocated parking and an enclosed rear balcony offering sea and coastal views.

The property offers well presented and spacious living accommodation, currently used as a holiday let, and can be sold furnished and equipped by separate negotiation.

#### LOCATION

Ayr Court is a purpose built apartment block, situated in the seaside town of St Ives. It sits slightly inland from the town's main harbour and beaches, giving it a quieter, more residential feel while still being within easy reach of the town centre and Porthmeor Beach.

St Ives itself is known for its narrow streets, art galleries, and coastal scenery along the Atlantic. From Ayr Court, you're typically just a short walk or drive to popular spots like the harbour, local shops, and beaches such as Porthminster and Porthmeor Beach.

Overall, the location combines convenient access to St Ives' attractions with a more peaceful setting away from the busiest tourist areas.

#### THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

#### ENTRANCE

Double glazed front door opening into:

#### RECEPTION HALLWAY

Tiled flooring. carpeted stairs rising to the first floor landing. Door opening into:

#### OPEN PLAN LOUNGE/KITCHEN/DINER

29'2" x 11'10" (8.89 x 3.61)

A light and airy open plan living space with laminate flooring throughout. Double glazed window to the front aspect offering a view over the town and towards St Nicholas chapel on The island and out into the bay of St Ives. Breakfast bar area. Base level units and drawers incorporating a dishwasher. Recess for an electric cooker. Rolled edge worksurfaces incorporating a 1 1/4 stainless steel sink drainer with tiled splashbacks. Understairs storage cupboard. Within the lounge dining room area are double glazed picture windows to the rear aspect overlooking the balcony with a double glazed door to side opening onto...

#### BALCONY

11'10" x 11'9" (3.61 x 3.58)

An enclosed balcony offering lovely views out into the bay of St Ives and towards the North cliffs of Hayle. There is ample space for seating, making this an ideal spot for alfresco dining.

Returning to the reception hall, there are carpeted stairs rising to the first floor landing which is carpeted and offers loft access.

The loft is boarded and offers a roof light with distant sea views and inset ceiling spotlights.

From the hallway, a door opens into:

#### BEDROOM

11'10" x 10'9" (3.61 x 3.28)

Laminate flooring. Double glazed window to the rear aspect.

#### BATHROOM

7'6" x 5'7" (2.29 x 1.70)

Tiled flooring, vanity hand wash basin set into a unit. Low level W/c with concealed cistern. Steps up to a deep half size bath with shower above. Cupboard with plumbing for a washing machine with shelving above. Tiled splashbacks and surrounds. Ladder towel rail. Extractor fan.

#### BEDROOM

11'10" x 9'11" (3.61 x 3.02)

Laminate flooring. Two fitted wardrobes. Double glazed window to the front aspect offering a lovely view towards The Island and out into St Ives bay.

#### PARKING

To the front of the development there is an allocated parking space for one car.

#### SERVICES

Mains electricity, water and drainage.

Council tax band exempt as currently run as a small business.

EPC: E47

#### DIRECTIONS

From our office in Hayle, head towards the Tempest mini roundabout in Lelant, take the first exit towards Lelant Downs.

Follow the road, passing the John Fowler holiday village on the right hand side and continue for approximately 2 miles. You will then pass The Balnoon Inn on your right. At the next junction, turn right towards St Ives. Proceed through the village of Halsetown on the B3311. Follow the road bearing right onto the B3306. Continue along Higher Stennack heading into St Ives, The fire station and Leach Pottery will be seen on the right, continue down the road, and over the first mini roundabout and carry on down Higher Stennack and turn left at the next roundabout.

At the top of Bullans Lane, turn left at the junction, Ayr Court will soon be seen on your left hand side.

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: Not banded

Tenure: Leasehold

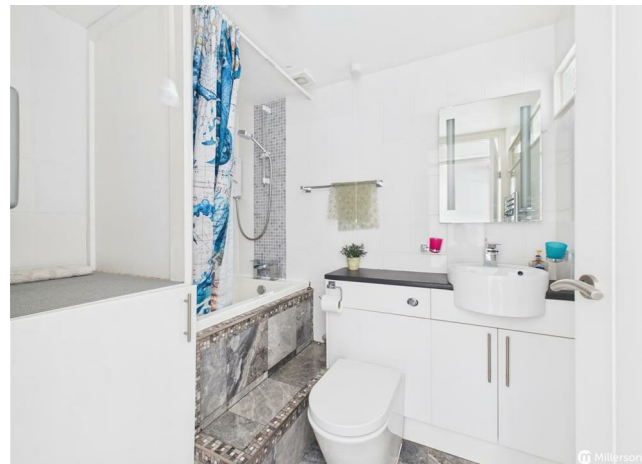
Lease length: 957 years remaining (999 years from 1984)

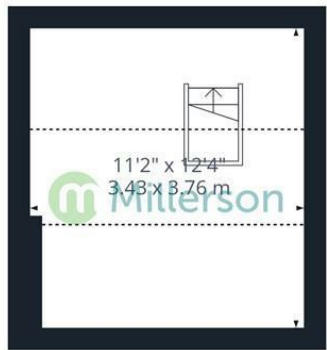
Ground rent: £700 pa

Property type: Flat



Property construction: Standard construction  
Energy Performance rating: E  
Number and types of room: 2 bedrooms, 1 bathroom, 1 reception  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Room heaters only is installed.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: Allocated, Private, and Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
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.





**Approximate total area<sup>(1)</sup>**  
 780 ft<sup>2</sup>  
 72.6 m<sup>2</sup>

**Balconies and terraces**  
 136 ft<sup>2</sup>  
 12.6 m<sup>2</sup>

**Reduced headroom**  
 88 ft<sup>2</sup>  
 8.1 m<sup>2</sup>

(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

Millerson Estate Agents  
 50 Fore Street  
 Hayle  
 Cornwall  
 TR27 4DY  
 E: hayle@millerson.com  
 T: 01736 754115  
 www.millerson.com

## Scan QR Code For Material Information



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

