



Type: **Flat**

Location: **St. Marys**

Price: **£245,000**

Bedrooms: **2**

HISTORIC DETAILS

A SPACIOUS TWO BEDROOM APARTMENT, HAVING FAR REACHING SEA VIEWS TO THE OFF-ISLANDS BEYOND.

This low-maintenance property has its own private access, and comprises lounge / dining room, kitchen, two bedrooms (double and twin) and family bathroom. An ideal second home / investment property, or equally suitable as a permanent residence. Viewing recommended.

NEW INSTRUCTION 2015

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Pilot's Gig Flat is situated on The Bank, a central location within Hugh Town, the "capital" of St Mary's, and therefore close to all the shops, restaurants, banks, Post office, harbour and other amenities on offer.

Positioned at the head of St Marys Quay, the apartment enjoys a wonderful outlook across to the off-islands of Samson, Bryher and Tresco. It is built above the popular Pilot's Gig Restaurant, from which it takes its name, having independent access via a pedestrian pathway between the surrounding properties.

Pilot's Gig Flat has been operated for many years as a successful "Four Star" self-catering holiday let. The vendor chooses to let the property from April to September each year, although the letting season could no doubt be extended further into the shoulder periods. It produces a gross annual income of approximately £12,000 based on tariffs ranging from £445 to £550 per week.

This low-maintenance property with modern uPVC double-glazing throughout, is offered for sale fully furnished and equipped – a detailed inventory will be made available prior to sale. Viewing highly recommended.

ACCOMMODATION

Dimensions are approximate. The condition and operation of appliances or services referred to have not been tested by Sibleys Island Homes and should be checked by prospective purchasers.

An external hardwood staircase rises to a small decked balcony, with half-glazed uPVC door opening into:

ENTRANCE LOBBY 1.49m x 0.87m average (4'11" x 2'10"), having double-width coats cupboard, and separate cupboard housing electricity meter and consumer unit. Sliding door to:

LOUNGE / DINING ROOM 3.50m x 3.38m + 1.96m x 1.67m L-Shaped (11'6" x 11'1"m + 6'5" x 5'6").

The main feature of this room is the wide picture window, which creates excellent natural light and affords far-reaching sea and island views, from Samson around to Tresco. Additional high level window on side wall. The room has painted pine tongued & grooved clad walls, with three wall uplighters and pendant light above dining table. Seven power points, Telecom & TV aerial sockets. Two oil-filled electric radiators.

KITCHEN 3.61m x 2.13m (11'11" x 7'0").

Having a large glazed panel to the lounge, creating good natural light and allowing the kitchen to enjoy the superb sea views. The kitchen is fitted with an ample range of wall and base units, having cream-coloured "Shaker" style doors and drawer fronts, below beech effect Formica worksurfaces with tiled splashbacks. Inset single bowl stainless steel sink unit. Fitted appliances, all in stainless steel, include Zanussi stainless steel fan oven, Neff hob and Neff extractor over. Stainless steel splashbacks around hob. LEC fridge and freezer, and Zanussi washer/dryer. Nine power points. Twin ceiling spotlight units.

Door to:

INNER HALL, with useful broom cupboard, having high-level cupboard above housing hot water cylinder with fitted immersion heater.

DOUBLE BEDROOM 3.38m x 2.66m (11'1" x 8'8").

Having painted pine tongued & grooved clad ceiling. Four power points. Vanity unit having grey Formica top with inset basin, and cupboard beneath. Tiled splashback, mirror, shaver light and in-built wall hairdryer.

TWIN BEDROOM 3.60m x 3.10m (11'10" x 10'2").

Having painted pine tongued & grooved clad ceiling. Five power points. Vanity unit having grey Formica top with inset basin, and cupboard beneath. Tiled splashback, mirror, shaver light and in-built wall hairdryer.

BATHROOM 1.77m x 1.74m plus door recess (5'10" x 5'9").

Fitted with a modern white suite comprising pedestal wash hand basin, close-coupled wc and p-shaped panelled bath with glazed screen and "Mira Sport electric shower over. Fully tiled around bath, and tiled splashbacks to basin and wc. Electric heated towel rail. Vinyl floor covering.

SERVICES

We understand that mains electricity, water and drainage are all connected to the property.

LOCAL AUTHORITY

Council of The Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 01720 422537.

The flat is currently assessed for Council Tax under Band "E" (£1,487.00 payable 2014/15). Water & sewage are charged at the current rate.

TENURE

999 year lease from May 1987 at a peppercorn rent.

VIEWING

Strictly by arrangement with the Sole Agents, SIBLEYS ISLAND HOMES, Porthcressa, St Mary's, Isles of Scilly, TR21 0JX. Tel: 01720 422431. Fax: 01720 423334.







Notes

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Sibleys Island Homes for themselves and for the vendors or lessees of this property whose agents they are give notice that:

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