



Type: **Flat**

Location: **St. Marys**

Price: **£159,500**

Bedrooms: **1**

A WELL-LOCATED TOWN-CENTRE APARTMENT, IDEAL AS A PERMANENT RESIDENCE, PIED A TERRE OR HOLIDAY INVESTMENT.

THE PROPERTY ENJOYS A HARBOUR GLIMPSE, AND COMPRISES OPEN-PLAN LIVING ROOM WITH KITCHEN AREA, INNER HALL, DOUBLE BEDROOM, SHOWER AND WC. REALISTICALLY PRICED FOR AN EARLY SALE.

PRICE REDUCED

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Originally part of Seaview Moorings Guest House, and used as the owner's accommodation, the property was made fully self-contained in the early 1990s. It is situated in Hugh Town, between Porthcressa Beach and Town Beach, and just a short walk from the many amenities on offer.

The property would benefit from a light scheme of refurbishment, and offers the potential purchaser the opportunity to acquire a holiday investment, or permanent home. Sold with the benefit of carpets and curtains as fitted.

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.

Approached from Back Lane, the front door opens into:

LOUNGE / DINING ROOM WITH KITCHEN AREA 4.73m max, 3.15m min x 3.26m plus 0.85m x 2.30m

The lounge area has a fitted carpet, four power points, two ceiling lights, Telecom socket and TV aerial point.

The kitchen area has a wood-plank effect laminate floor, with a double wall cabinet and range of base units, including stainless steel single drainer sink unit with electric instantaneous water heater under. Slot-in electric cooker. Washing machine and under-counter fridge. Fluorescent ceiling light. Eight power points.

Door from lounge to Inner Hall. Open through to:

DRESSING ROOM 2.65m x 1.69m.

Having fitted carpet, and built-in double wardrobe with adjoining high levels double storage cupboard. Doors to:

WC, fitted with low-flush wc.

SHOWER, having fully tiled walls, and fitted with shower tray and electric shower.

Door from Inner Hall to:

BEDROOM 4.26m average x 3.50m average.

Enjoying good natural light, with windows on two sides, one with harbour glimpse. Two double full-length wardrobes. Wash hand basin in vanity unit with cupboard under. Six power points. Fitted carpet.

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 "C" (£1,144.13 payable 2016/17). Water & sewage are charged at the current rate.

TENURE

99 year lease from 1992 at a non-escalating ground rental of £10 per annum.

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



Bosuns Locker

Back Lane St Marys Isles of Scilly

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:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and all other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Sibleys Island Homes has any authority to make or give any representation or warranty whatever in relation to this property.