



Type: **Flat**

Location: **St. Marys**

Price: **£255,000**

Bedrooms: **2**

A SPACIOUS TWO-BEDROOM DUPLEX APARTMENT, WELL LOCATED IN A POPULAR PART OF HUGH TOWN, CLOSE TO BEACHES, THE HARBOUR AND TOWN CENTRE AMENITIES. BRIGHT AND AIRY THROUGHOUT, WITH ROOFTOP VIEWS ACROSS TO THE GARRISON.

THE ACCOMMODATION COMPRISES: LOUNGE/KITCHEN/DINING ROOM, TWO DOUBLE BEDROOMS, BATHROOM. SHARED USE OF FRONT AND REAR GARDEN

**NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: [enquiries@sibleysonscilly.com](mailto:enquiries@sibleysonscilly.com)

## DESCRIPTION AND LOCATION

Warleggan is situated on Church Street, a wide residential thoroughfare in the centre of Hugh Town. Forming part of Schiller Row (named after the German vessel which sank in 1875 on the infamous Retarrier Ledges), it was built in the Victorian era, originally as a grand private residence and latterly as a guest house, before being converted into self-catering apartments by the current owners in 1987.

Firebrand is situated on the mezzanine and second floor of the building, and offers well-proportioned accommodation with good natural light throughout. It has modern low-maintenance Upvc double-glazed windows throughout, and electric heating. Excellent storage provision.

Free from any planning conditions or obligations, the property can be used as a main residence, second home or holiday letting apartment. For sale complete with carpets and curtains as fitted.

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.

The property is accessed from Church Street, through the paved and planted front garden which is bounded by a low granite wall with wrought iron railings. A tiled path leads to the imposing panelled front door, into a porch and through an elegant inner door with cut stained glass panels into the communal hall and stairwell.

A part-glazed door opens into Firebrand Apartment.

### **LOUNGE / DINING ROOM & KITCHEN** 6.00m x 3.89m

The airy lounge area, which is fully carpeted, is fitted with decorative "Adam" style fireplace and wall niche with concealed lighting. Two decorative ceiling lamps, each with decorative ceiling rose, and decorative plaster cornice. Six power points, TV aerial socket and telecom point.

The kitchen is fitted with a range of wall and base units, having beige coloured doors in a hessian design, with woodgrain melamine worksurfaces over and tiles splashbacks. Stainless steel single bowl sink unit. Appliances include integrated single electric oven, ceramic hob and extractor over. Three power points. Quadruple ceiling spotlight unit. Vinyl floor covering.

Door from the lounge opens into:

**INNER HALL**, with winder staircase to upper floor. Understairs cupboard housing washing machine and electric consumer unit.

### **BEDROOM TWO** 3.25m x 3.07m

Enjoying good natural light, this well sized bedroom has a built-in wardrobe, electric convector heater and four power points. Coved ceiling.

Stairs from Inner Hall rise to:

**UPPER FLOOR LANDING**, having a large cupboard housing the factory-lagged "Fortic" style hot water cylinder, with fitted immersion heater, and double width linen cupboard with slatted shelving.

### **MASTER BEDROOM** 4.11m x 3.77m plus 2.00m x 1.37m

Having sloping ceilings, with two Velux windows providing good natural light. One wall is fully fitted with wardrobes, providing excellent storage space, supplemented by eaves cupboards. Wall-mounted electric convector heater. Ten power points.

**BATHROOM** 2.37m x 1.66m

Fitted with a white suite comprising panelled bath with glazed screen and electric shower over, close-coupled wc and pedestal wash hand basin. Fully tiled walls around bath and half-tiled elsewhere. Chrome heated towel rail. Shaver light. Natural and mechanical ventilation.

**COMMON PARTS**

Electric meters are situated in a walk-in storage cupboard located off the ground floor hallway.

The flat owners have shared use of the paved front garden, and of a rear courtyard, which provides some seating, clothes airer, bin storage and a right of way out onto Rams Valley at the rear.

**SERVICES**

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

**LOCAL AUTHORITY**

Council of The Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 0300 1234 105.

The property is currently assessed to Council Tax under property reference 302100011104 as Band "D".

**TENURE**

The property is owned leasehold for a 999 year term from 2016 at a ground rent of £50 per annum. The freehold is owned by a management company, of which the owner of Firebrand is a shareholder. The cost of building maintenance, cleaning, insurance, etc is shared between the flats based on floor area, with Firebrand responsible for 21% of the total costs incurred annually.

**EPC**

Energy efficiency rating Band "F".

The full Energy Performance Certificate can be viewed

at: <https://www.epcregister.com/reportSearchAddressListReports.html?id=989259ffed6748ec111c3c31299a8a85>









#### 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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