

**Type: Flat****Location: St. Marys****Price: £325,000****Bedrooms: 1**

A WELL-PROPORTIONED ONE-BEDROOM GROUND FLOOR FLAT IDEALLY LOCATED A SHORT LEVEL WALK FROM THE CENTRE OF HUGH TOWN. THIS LIGHT AND AIRY FLAT IS WELL PRESENTED, AND ENJOYS USE OF A PRIVATE PAVED PATIO.

THE ACCOMMODATION COMPRISES: RECEPTION HALL OPEN TO KITCHEN, LOUNGE / DINING ROOM, BEDROOM AND BATHROOM.

NEW INSTRUCTION

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

'Rosevean' is a substantial three-storey terraced Edwardian House located on Church Road, a short level walk from the centre of Hugh Town. The property has been sympathetically sub-divided into four flats arranged over the three floors. Flat 1 is located on the ground floor of the property.

The area is extremely popular with residents and visitors alike, due to its close proximity to the amenities of Hugh Town and the Harbour area. The flat is equally suitable as a permanent home or as a holiday letting apartment.

The flat enjoys good natural light throughout, with high ceilings typical of its era. It has private use of a paved patio to the front, and a useful understairs storage cupboard in the communal hallway. The windows have been replaced with modern, uPVC double glazed units.

In summary, a well-presented "turn key" property in a desirable location. Viewing 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.

'Rosevean' fronts Church Road and is approached via an attractive painted wrought iron gate and paved pathway. An impressive panelled front door opens into a STORM PORCH, which leads in turn to a glazed internal door with stained glass detailing and into the communal hallway. A spindled staircase rises to flats Two & Three, whilst flats One & Four are accessed from the ground floor hall.

A panelled door opens into:

RECEPTION HALL 2.70m x 1.90m

Oak effect vinyl floor covering. Open through to:

KITCHEN 2.82m x 1.45m

A galley style kitchen fitted with a range of cream coloured melamine units with contrasting grey worksurfaces. Inset single drainer stainless steel sink unit. Slot-in appliances fridge / freezer, washer/dryer and double oven electric cooker with extractor over. Oak effect vinyl floor covering.

LOUNGE / DINING ROOM 4.83m x 3.65m plus deep bay window

A light and airy room, having high ceiling and deep bay window overlooking. Ample room for dining table and comfortable lounge seating.

BEDROOM 3.41m x 2.38m plus 2.67m x 1.12m

A bright, south-facing room fitted with King size bed.

BATHROOM 2.68m x 1.95m

Having fully tiled walls and fitted with a white suite comprising close-coupled w/, pedestal wash hand basin and panelled bath with electric shower over. Fitted shower curtain. Shaver light. Wall-mounted fan heater. Airing cupboard housing "Fortic" style hot water cylinder. Oak effect vinyl floor covering.

OUTSIDE

The flat has a private paved patio to the front.

SERVICES

We understand that mains electricity, sewerage and water 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 designated Band 'D' for Council Tax purposes (reference 10704), producing an annual charge of £1,682.53 for the 2022/2023 year.

Water and sewerage is provided by South West Water and charged at the current rate.

TENURE

The property is held leasehold for a term of 999 year lease from May 1992 at a peppercorn rental. The freehold of Rosevean House is owned by a management company, of which the flat owner is a 25% shareholder.

ENERGY PERFORMANCE CERTIFICATE

Band "F". The full report can be viewed online at: <https://find-energy-certificate.service.gov.uk/energy-certificate/9169-3005-9207-6417-3204>

WALK-THROUGH VIDEO

A walk-through video can be viewed at: <https://youtu.be/l72jR62dRZc>







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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