



Type: **Flat**

Location: **St. Marys**

Price: **£325,000**

Bedrooms: **2**

A CHARACTERFUL TWO-BEDROOM LOFT 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 SEA VIEWS ACROSS PORTHCRESSA BAY AND THE HARBOUR.

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

GUIDE PRICE: £325,000 (999 YEAR LEASE FROM 2017)

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

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 in 1987.

Hollandia is situated on the second floor of the building, and offers interesting attic accommodation with exposed roof timbers and good natural light throughout. The flat has low-energy LED downlights throughout, with double-glazing to the rear elevation.

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 panelled door from the First Floor Landing opens onto a private staircase rising to half-landing, having decorative stained glass panel. Low alcove providing useful storage. Coat hanging space. Staircase rises to:

LANDING, with Velux roof window over. Mains smoke detector.

LOUNGE / DINING ROOM & KITCHEN 6.29m max, 4.94m min x 4.00m

An attractive dual-aspect open-plan living space, with exposed roof timbers providing much character.

The lounge area, which is carpeted, has original arched sliding sash window with glimpses across St Marys Harbour towards Samson and Tresco. Loft hatch. BT and TV sockets.

The kitchen has attractive laminate flooring and is fitted with a range of modern wall & base units in grey gloss finish with complementary worksurfaces and splashback panels. Fitted appliances include fridge, dishwasher, single electric oven and ceramic hob with stainless steel chimney extractor over. Undercounter space for washing machine and freezer. South-facing window affording views across Porthcressa Bay towards St Agnes. Ample space for dining table. Eaves cupboard housing factory-lagged hot water cylinder with fitted immersion heater.

BEDROOM ONE 6.28m x 3.47m max, 1.46m min

Another room full of character, and enjoying the same glimpses across St Marys Harbour to Samson & Tresco. Loft hatch.

BEDROOM TWO 2.73m x 2.00m

Enjoying good natural light from Velux roof window. Eaves storage cupboard.

BATHROOM 1.83m x 1.83m

A very bright bathroom, having full width South-facing windows, fitted with a white suite comprising panelled bath with electric shower over, close-coupled wc and pedestal wash hand basin. Fully tiled walls. Mirror and shaver light

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 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 Hollandia is a shareholder. The cost of building maintenance, cleaning, insurance, etc is shared between the flats based on floor area, with Hollandia responsible for 16% of the total costs incurred annually.

EPC

Energy efficiency rating Band "G".

The full Energy Performance Certificate can be viewed at: <https://find-energy-certificate.service.gov.uk/energy-certificate/0878-9062-7238-4666-4930>

WALK-THROUGH VIDEO

A video can be viewed at: https://youtu.be/ay7gRLRBF2w?si=blyDBRGWIMpYryc_

VIEWING

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







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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