

**Type: Flat****Location: St. Marys****Price: £260,000****Bedrooms: 1**

A ONE-BEDROOM GROUND FLOOR FLAT, WELL LOCATED IN A QUIET LOCATION CLOSE TO THE TOWN CENTRE.

THE ACCOMMODATION COMPRISES RECEPTION HALL, KITCHEN / DINING / LIVING ROOM, BEDROOM AND SHOWER ROOM.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Originally the owner's house for what was then "Hotel Godolphin", the property was converted into apartments in the 1970s, and adapted by the present owners approximately 20 years ago.

It is situated in "Back Lane", a quiet cul de sac between Porthcressa Beach and Town Beach, and just a short walk from the many amenities on offer.

The property is well-presented, and is offered for sale including floor coverings, curtains and appliances as fitted. It would be equally suitable as a permanent residence or as a holiday-letting apartment.

Externally the property is low-maintenance, with modern uPVC double-glazing throughout.

The ground / first floor maisonette, Uppness, is also for sale by the same vendor, offering the prospective purchaser the opportunity to acquire a home and income, or to suit multi-generational living.

Viewing is 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 uPVC half-glazed door opening into:

Glazed entrance door with glazed side panel opening into a **RECEPTION AREA** open to:

KITCHEN / DINING / LIVING ROOM 7.11m x 2.74m

Having wood laminate flooring and fitted with an ample range of modern wall and base units in cream gloss melamine with white sparkle worksurfaces and tiled splashbacks. Peninsula unit providing dining area. Inset corner stainless steel basin. Integrated single electric fan oven and ceramic hob.

The room has ample power points, TV aerial and Telecom socket. LED ceiling downlights.

MASTER BEDROOM 5.25m x 2.73m

A generous, south-facing room. LED downlights.

SHOWER ROOM 2.23m x 1.66m

Having patterned vinyl flooring and fully-tiled walls in an attractive grey colour. Glazed shower cubicle with Mira Sport electric shower fitted, wall hung basin and concealed cistern wc. Tiled alcove with inset mirror. Mechanical ventilation. LED downlights.

SERVICES

We understand that Telecom, 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: 0300 1234 105.

The property is assessed for Council Tax under Band "C", having a charge for the 2023 / 2024 year of £1,572.61.

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

TENURE

We understand the property is owned leasehold for a term of 999 years commencing in 2010 subject to a non-escalating ground rent of 1 peppercorn.

ENERGY PERFORMANCE

Band "E".

The EPC can be downloaded at: <https://find-energy-certificate.service.gov.uk/energy-certificate/2834-2229-4300-0927-4222>

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.

NOTE

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.







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:

- (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.