



Type: **Flat**

Location: **St. Marys**

Price: **£335,000**

Bedrooms: **2**

A WELL-PRESENTED TWO-BEDROOM GROUND FLOOR APARTMENT, IDEALLY LOCATED ON THE EDGE OF HUGH TOWN. SUCCESSFULLY OPERATED FOR MANY YEARS AS A HOLIDAY LETTING APARTMENT, THIS LOW-MAINTENANCE PROPERTY WOULD BE EQUALLY SUITED TO FULL-TIME OCCUPATION.

The accommodation comprises lounge / dining room, kitchen, two bedrooms and bathroom. Communal gardens and car parking area. **NEW INSTRUCTION**

To view a walk-through video please [Click here](#)

For enquiries or to arrange a viewing:

Call: 01720 422431

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

## OVERVIEW

Godolphin House, a purpose built block of flats, is situated on Church Road on the outskirts of Hugh Town, and therefore just a short walk from the shops, restaurants, public houses, beaches, harbour and other amenities that Hugh Town offers. It is, however, away from the noise associated with a town centre location and thus ideally situated either as a permanent residence or for holiday letting / second home use.

The property has been operated as a holiday letting apartment for many years, having a Visit Britain "Four Star" grading. It typically lets for around 25 weeks per annum (excluding owner's weeks), achieving a gross income of around £21,400 per annum in 2023.

The property was upgraded some years ago, and has been maintained to a good standard since, having quality oak doors throughout. It is offered for sale complete with furniture, fixtures and fittings and the benefit of forward holiday lettings if required. Alternatively it will be available at the end of the season on a vacant possession basis.

Viewing recommended.

## ACCOMMODATION

Dimensions are approximate. The condition and operation of appliances or services referred to have not been tested by Sibley's Island Homes and should be checked by prospective purchasers.

uPVC double-glazed door to common stairwell. Door to:

### **LOUNGE / DINING ROOM** 5.01m x 3.54m

A bright, dual aspect room, carpeted and furnished with quality oak dining furniture and leather sofas. New efficient high heat retention night storage heater. Door to:

### **KITCHEN** 2.51m x 2.458m

The kitchen is south facing, having excellent natural light, and fitted with an ample range of Shaker-style wall and base units, having oak-effect worksurfaces with inset stainless steel sink unit and Metro tile splashbacks. Slot-in electric cooker with extractor over, washer/dryer and fridge with ice box. Quality Karndean flooring.

Second door from lounge to:

**INNER HALL**, with shelved airing cupboard housing hot water cylinder, having fitted immersion heater, and electricity meter. Doors from inner hall to:

### **BEDROOM ONE** 3.67m x 3.58m

A good-sized King / twin bedroom. Electric panel heater.

### **BEDROOM TWO** 3.79m x 2.56

A light & bright, south-facing twin bedroom. Electric panel heater.

### **BATHROOM** 1.90m x 1.69m

Fitted with a modern white suite comprising panelled bath with folding screen and Mira electric shower over, close-coupled wc and pedestal wash hand basin. Wall mounted fan heater. Fully tiled walls with mosaic border. Electric heated towel rail. Mechanical and natural ventilation.

## OUTSIDE

Communal gardens with clothes drying area. Shared car parking area on the Church Road frontage.

## SERVICES

Mains electricity, telecom, water and sewage 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 123 4105.

The property is assessed for Business Rates, having a rateable value of £2,550 per annum. Small Business Rates relief may be available to a qualifying purchaser.

Water and sewerage are provided by South West Water.

**TENURE**

We understand the flat is owned leasehold for a 999 year term at a peppercorn rental. The freehold of the whole building is owned by a management company, of which the subject property has a 1/9th share.

The service charge is agreed each year by the management company. We understand the annual charge in 2023 was £1,200, which includes building insurance and external maintenance.

**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.

**ENERGY PERFORMANCE CERTIFICATE**

The property is assessed as Band "D".

The EPC can be downloaded at: <https://find-energy-certificate.service.gov.uk/energy-certificate/8334-3625-0300-0612-7206>









## 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;
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