



Type: **Flat**

Location: **St. Marys**

Price: **£280,000**

Bedrooms: **1**

A SELF-CONTAINED ONE-BEDROOM GROUND FLOOR APARTMENT, OFFERING BRIGHT AND AIRY ACCOMMODATION WITH AN ATTRACTIVE OUTLOOK OVER A LANDSCAPED COURTYARD GARDEN. SHARED USE OF COMMUNAL GARDENS, AFFORDING IMPRESSIVE SEA AND HARBOUR VIEWS.

The accommodation comprises lounge / dining room, hall, kitchen, bedroom with en-suite shower room and separate w.c. Shared use of utility room / store, laundry and garden shed.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Moonrakers is situated on Garrison Lane, in an elevated position just below the historic Garrison Walls. Originally a large guest house, the property was converted into six apartments in 1975/6.

Moonrakers has attractive mature gardens for the shared use of residents, enjoying a sunny South-Easterly aspect with impressive views across St Marys Harbour, Hugh Town and around to Peninnis Head.

Perfectly located for use as a main residence, or for holiday home / self-catering purposes, it is within a short walk of all the amenities of Hugh Town, yet away from any noise associated with a town centre location.

No6 is situated towards the rear of the building. It has been maintained to a good standard throughout, and benefits from replacement kitchen, newly upgraded ensuite shower room and part-replaced double glazing.

Moonrakers is owned and managed by a management company, of which each flat is a director. The property has been maintained to a high standard, with upgraded electrics including new mains feeds, fire alarms, switchgear and replacement consumer units and new roof covering on the front elevation.

In summary, an excellent opportunity to acquire an attractive, low-maintenance property garden flat situated in a well-managed block. 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 has two approaches from Garrison Lane; a pedestrian path and steps immediately below the property, or across a vehicular driveway and shared courtyard.

Glazed Reception Porch to inner hall which leads to the flat.

LOUNGE / DINING ROOM 4.75m x 3.55m (3.25m min)

A bright sunny living room, with large window overlooking an attractive planted seating area. Telecom and TV/Satellite sockets. Dimplex electric radiator. Smoke detector.

INNER HALL 2.65m x 0.84m

Fitted with Dimplex electric radiator.

BEDROOM 3.88m x 2.68m (3.01m max into alcove).

Another bright airy room, with newly upgraded ensuite shower room, built in cupboard, smoke detector and dimplex radiator.

ENSUITE SHOWER ROOM 1.98m x 0.82m.

Vanity sink unit with mirrored cabinet above. Fitted tiled shower cubicle with glass pivot door and Mira electric shower, electric heated towel rail.

KITCHEN 2.65m x 2.19m.

A smart modern kitchen, fitted with an ample range of wall and base units in white gloss laminate, having coordinating "sparkle" worksurfaces and contrasting green Metro tiled splashbacks. Inset single drainer stainless steel sink unit. Integrated electric double oven / grill, ceramic hob and stainless steel & glass chimney extractor. Upright fridge freezer. Heat detector. Herringbone pattern oak-effect vinyl flooring.

WC 1.85m x 0.80m

Fitted with low-flush wc and vanity sink unit.

OUTSIDE & COMMON PARTS

To the front of Moonrakers is a terraced garden, attractively planted with mature shrubs, plants and palms. Pleasant seating area.

Steps rise up to the main entrance, which again has bench seating – a perfect spot for a morning coffee whilst enjoying the views across Porthcressa Bay and St Marys Harbour.

To the rear of the building is a paved courtyard with clothes drying line, leading to the **LAUNDRY ROOM**, fitted with coin-operated washing machines and tumble dryers. Adjoining this is a **STORE SHED**, used for garden equipment and general items used in connection with maintaining the common parts.

Outside the living room of No6 is a pleasant seating area, again attractively planted – a real sun trap from late morning through the afternoon.

Within the main building is a **UTILITY ROOM**, fitted with sink unit and dedicated storage racking for the various flats.

SERVICES

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

TENURE

We understand the property is owned leasehold for a 999-year term commencing 1st January 2011 at an annual rental of £50. Flat 6 is responsible for 14.7% of the cost of maintaining and insuring the structure, roof and common parts.

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 to Council Tax Band "D" under reference 11106.

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

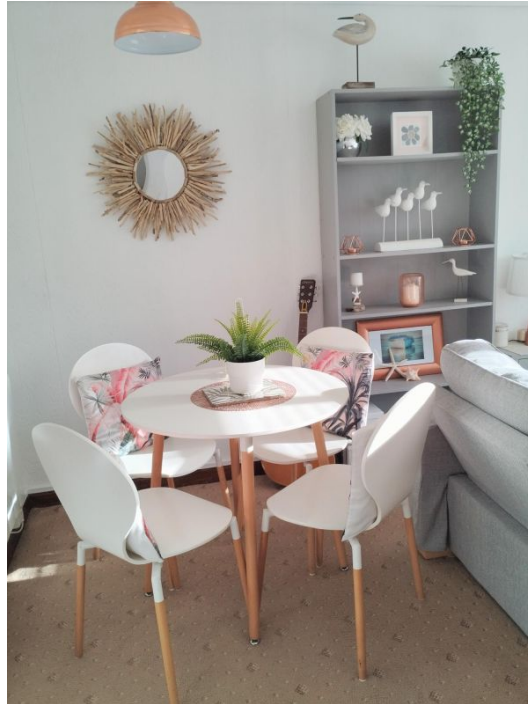
VIEWING

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

Full details can be viewed online at: <https://find-energy-certificate.service.gov.uk/energy-certificate/2608-3041-8208-2104-2204>





Notes



Flat Six, Moonrakers

Garrison Lane St. Mary's Isles of Scilly

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