



Type: **Flat**

Location: **St. Marys**

Price: **£172,500**

Bedrooms: **2**

A SECOND FLOOR, TWO-BEDROOM HOLIDAY APARTMENT LOCATED IN A QUIET BACKWATER IN THE CENTRE OF HUGH TOWN. THE PROPERTY HAS ITS OWN DIRECT ACCESS ONTO TOWN BEACH, AND IS WITHIN EASY WALKING DISTANCE OF THE LOCAL SHOPS, BANKS, POST OFFICE, QUAY AND BEACHES.

THE APARTMENT IS OFFERED FOR SALE IN EXCELLENT DECORATIVE ORDER, COMPLETE WITH ALL FURNISHINGS AND FITTINGS, AND THE BENEFIT OF FORWARD HOLIDAY LETTING INCOME (IN EXCESS OF £14,000 PER ANNUM). EXCELLENT VALUE FOR MONEY AT THE RECENTLY REDUCED ASKING PRICE OF £172,500.

THE ACCOMMODATION COMPRISES:
LOUNGE/KITCHEN/DINER, TWO BEDROOMS AND BATHROOM.

THIS PROPERTY IS NO LONGER AVAILABLE. HISTORIC INFORMATION FOR INFORMATION PURPOSES ONLY

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

'The Mizzen' is located on the second floor of 'Harbour Lights', a period granite property fronting Town Beach and St. Mary's Harbour. The development is centrally located, in a quiet backwater known locally as 'Thorofare,' and is within a short walk of the local shops and restaurants, harbour area and ever-popular Town beach.

Originally a large guest house, the property was tastefully converted into apartments in 1987 and renamed 'Harbour Lights'. The planning permission was granted on the basis that the apartments were not to be used for permanent occupation, and they have therefore been used since as highly successful holiday letting businesses and second homes.

The Mizzen enjoys a sunny, southerly aspect and is offered for sale fully furnished & equipped. It is in excellent decorative order throughout having been totally remodelled and refurbished in Winter 2006.

The current owners operate the property as an extremely successful seasonal self-catering apartment, and regularly achieve up to 28 weeks occupation per annum. The apartment has a four-star 'Enjoy England' grading.

Trading accounts will be made available to seriously interested parties who have viewed the property.

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 directly from the 'Thorofare' via a part-glazed, communal front door that leads into: -

RECEPTION, having ceramic floor, public payphone, main electrical services cupboard and exposed granite detailing. Built-in bookshelves with books for communal use. Door to:

INNER HALLWAY, which has a fully automatic washing and tumble dryer which is for the sole use of the apartments. A wide spiral staircase rises to the communal landing, with front door to:

HALL, with coat hanging space.

LOUNGE / DINING ROOM WITH KITCHEN AREA 14'8" x 11'10" (4.47m x 3.61m) plus shelved recess to one side of the chimney breast. Window seat. Triple-branch ceiling spotlights. Five power points and TV socket.

The kitchen area is well fitted with a range of floor and wall cabinets in a wood veneer melamine finish with beech wood detailing. Wood veneer melamine worksurfaces. Built-in appliances include Electrolux electric oven and Stoves ceramic hob with extractor hood over. Refrigerator. Microwave oven. Five power points plus cooker point. Fluorescent ceiling light and pelmet lighting. Ceramic tiled floor. To one side of the kitchen units is a large store cupboard (5'0" x 3'0" (1.52m x 0.91m)) housing factory-lagged hot water cylinder with immersion heater. Consumer unit.

BEDROOM ONE 11'0" x 8'4" (3.35m x 2.54m).
A twin-bedded room with four power points.

BEDROOM TWO 8'6" x 6'0" (2.59m x 1.83m).
A bunk-bedded room with window seat, two power points and two bedhead lights.

BATHROOM 6'7" x 5'9" (2.01m x 1.75m)
Ceramic tiled floor and fully tiled walls incorporating a feature frieze tile. Fitted with a panelled bath and Aqualisa electric shower unit, pedestal wash hand basin and low level wc. Electric heated towel rail and extractor fan. Shaver socket. Two glass wall shelves. Two recessed ceiling spot lights.

SERVICES

We understand that mains electricity, water and sewerage are connected to the property. Communal Telephone connection to BT.

LOCAL AUTHORITY

Council of The Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 01720 422537.

The property is currently jointly assessed to a single Non-Domestic Rate, along with other apartments in the building. On sale the property will be re-assessed, either to Council Tax or a separate business rate.

TENURE

The property is offered for sale leasehold, for a 999 year term at a non-escalating rent of £50 per annum. The leaseholder will also become a shareholder in Harbour Lights Management Company. The freehold of the entire building will be transferred to the management company on the sale of the last apartment at Harbour Lights.

VIEWING

Strictly by arrangement with the Agents, SIBLEYS ISLAND HOMES, Porthcressa, St Mary's, Isles of Scilly, TR21 0JX. Tel: 01720 422431. Fax: 01720 423334.

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.