

**Type: Flat****Location: St. Marys****Price: £149,500****Bedrooms: 1**

A CENTRALLY LOCATED ONE-BEDROOM BEACHSIDE APARTMENT, IN NEED OF COMPLETE REFURBISHMENT INTERNALLY. THE PROPERTY HAS DIRECT BEACH ACCESS AND COMPRISES LIVING ROOM WITH KITCHEN AREA, DOUBLE BEDROOM AND EN-SUITE BATHROOM.

FOLLOWING RENOVATION THE PROPERTY WOULD MAKE AN IDEAL SECOND HOME / INVESTMENT OR COMPACT MAIN RESIDENCE. **UNEXPECTEDLY BACK ON THE MARKET**

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

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Originally a substantial granite-built guest house, Smugglers Ride was converted into holiday apartments in the late 1980's. The property occupies an enviable position fronting Town Beach, centrally located within Hugh Town, the "capital" of St Mary's, and therefore close to all the shops, restaurants, Post office, harbour and other amenities on offer.

Apartment No2 is situated on the lower floor of the building. The property was part-way through restructuring when a family bereavement caused these works to cease. Following a subsequent drainage issue (now resolved following an insurance claim) the family have decided to sell the flat in its current condition and have priced it accordingly.

This affords a prospective purchaser the opportunity to renovate the property to their own tastes to create a beachside home to their own style and taste. It also has the benefit of being part of a well-managed block with an excellent track record of holiday letting.

When the beachside courtyard door is open the flat has a harbour glimpse from the kitchen window.

Viewing 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.

Approached from Thorofare, granite steps lead to a multipaned glazed reception lobby and shared landing and stairs. Internal steps lead down to beach level and into Apartment No2.

Door to reception lobby (with understairs storage cupboard and alcove) which is open to:

LIVING ROOM WITH KITCHEN AREA 4.92m x 3.80m max, 2.89m min

A character room having exposed beamed ceiling and granite detailing on the walls. uPVC double-glazed windows to the beachside courtyard and high-level window to Thorofare. Ceramic tiled floor.

BEDROOM 4.14m x 2.74m, having fitted wardrobe and cupboard housing the electricity consumer unit (and previously the hot water cylinder). High-level uPVC double-glazed window to Thorofare.

BATHROOM 2.17m x 1.47m

Awaiting refitting.

OUTSIDE

At beach level, there is a right of way over a small courtyard, from where steps lead directly down onto Town Beach. Shared use of laundry room, in common with other apartments.

SERVICES

We understand that 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: 01720 422537.

The flat is currently assessed for Council Tax Band "D", reference 11094. Water & sewerage are provided by South West Water and charged at the current rate.

TENURE

999 year lease from 1995 at a ground rental of £50 per annum, payable to the Smugglers Ride Management Company

who own the freehold of the property. Each flat leaseholder is a director of the company.

Expenses such as building insurance, repairs & renewals, cleaning of common parts, etc, are shared between the flats, the subject flat being responsible for 1/8th of the cost.

ENERGY PERFORMANCE CERTIFICATE

The property is rated Band "E"

A full copy of the report can be downloaded at: <https://find-energy-certificate.service.gov.uk/energy-certificate/0537-2861-7555-9295-2221>

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.

A walk-through video can be viewed at: <https://youtu.be/0nUMMqhwFFs?si=Ufvv2WUX8NBAvvaY>







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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