

**Type: Flat****Location: St. Marys****Price: £230,000****Bedrooms: 2**

A SPACIOUS GROUND FLOOR APARTMENT, SITUATED ON THE LEVEL CLOSE TO THE EVER POPULAR PORTHCRESSA BEACH, AND WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE, ST. MARY'S HARBOUR & LOCAL AMENITIES.

THIS LOW MAINTENANCE PROPERTY IS OFFERED FULLY FURNISHED & IN FAIR DECORATIVE ORDER THROUGHOUT.

THE ACCOMMODATION COMPRISES OPEN STORM PORCH, RECEPTION HALL, FITTED KITCHEN, LOUNGE/DINING ROOM, TWO DOUBLE BEDROOMS AND FAMILY BATHROOM. OUTSIDE: SMALL WALLED PATIO.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

The Retreat is a centrally located, two bedroom ground floor flat, located on Little Porth, a quiet residential road close to Porthcressa Beach in the centre of Hugh Town.

The spacious accommodation is offered in good decorative order throughout. All windows are double-glazed and of low-maintenance uPVC construction.

The property is offered for sale fully furnished, including all floor coverings & curtains where fitted.

Early 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 is accessed via a pedestrian gate, across a walled patio, and via a covered storm to a half-glazed front door opening into:

RECEPTION HALL

Having consumer unit & electricity meter. Patterned vinyl floorcovering.

LOUNGE / DINING ROOM 16'6" x 11'8" (5.05m x 3.56m)

A bright, double aspect room, having tiled fireplace with flame-effect electric room heater inset. Coved ceiling. Telecom connection (with payphone). Central ceiling lights. Wall mounted convactor heater.

KITCHEN 4.14m x 2.872m max, 1.98m min (13'7" x 9'5" max, 6'6" min)

Fitted with an ample range of white wall and base units, with grey stone effect Formica worksurfaces and tiled splashbacks. Inset single bowl stainless steel sink unit. Slot-in Tricity Bendix washer/dryer, LG fridge and Belling single oven electric cooker. Wall-mounted electric fan heater. Two fluorescent ceiling lights.

Large storage cupboard and separate airing cupboard housing hot water cylinder with timed immersion heater.

Doors from kitchen to:

BATHROOM 1.80m x 2.79m 5'11" x 9'2"

Fitted with a modern suite comprising panelled bath with electric shower over, close coupled wc and pedestal wash hand basin. Fully tiled walls. Electric heated towel rail. Fluorescent shaver light. Natural ventilation.

BEDROOM ONE 3.71m x 3.20m 12'2" x 10'6"

Currently fitted with a double bed and single bed. Wall-mounted convactor heater.

BEDROOM TWO 3.58m x 2.90m 11'9" x 9'6"

Currently fitted with twin beds. Wall mounted convactor heater.

OUTSIDE

A small walled patio garden, with space for outside dining.

SERVICES

We understand that mains electricity, sewerage and water are connected to the property as well as BT telephone connection. Domestic hot water is provided by electric immersion in a lagged hot water cylinder. Space heating is supplied via independent wall heaters.

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 assessed to Council Tax Band "E", producing an annual charge for 2012/2013 of £1,454.29 before the application of any discounts which might be applicable.

TENURE

The property is currently held freehold. Negotiations are ongoing, with the owner of the first floor flat above, to transfer the freehold of the entire property into a management company, whereby each flat would have equal ownership of that company, and in turn be granted a long leasehold interest.

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.

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;
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