

**Type: Flat****Location: St. Marys****Price: £229,000****Bedrooms: 2**

A BRIGHT & AIRY TWO-BEDROOM SECOND FLOOR APARTMENT, ENJOYING A PLEASANT OUTLOOK WITH SEA VIEWS ACROSS TO SAMSON & BRYHER. IDEALLY LOCATED ON THE EDGE OF HUGH TOWN, THIS LOW-MAINTENANCE PROPERTY HAS UPVC DOUBLE GLAZING THROUGHOUT, AND WOULD BE EQUALLY SUITABLE FOR EITHER PERMANENT OR HOLIDAY USE.

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

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

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 would benefit from some internal upgrading to achieve its full potential.

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, with stairs rising to second floor landing. Door to:

LOUNGE / DINING ROOM 15'9" x 11'8" (4.80m x 3.57m).

A bright, dual aspect room with a pleasant outlook over the chaplaincy gardens, and with sea views across to Samson & Bryher. Rointe low-consumption digital electric panel heater. Twin ceiling lights. Door to:

KITCHEN 8'7" x 8'2" (2.61m x 2.48m).

The kitchen is south facing, with rooftop views across to Porthcressa Bay and the Garrison. Fitted with an ample range of wall and base units, having integrated single electric oven, ceramic hob and extractor over. 1½ bowl stainless steel sink unit. Space under worksurfaces for washing machine, dishwasher and fridge. Flotex floor. Fluorescent ceiling light.

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 12'4" x 11'10" (3.75m x 3.60m).

A good-sized double bedroom, having a pleasant outlook over the chaplaincy gardens and with oblique sea views. Rointe low-consumption digital electric panel heater.

BEDROOM TWO 11'4" x 8'4" (3.46m x 2.53m).

A south-facing double bedroom, with rooftop sea views across to Porthcressa Bay and the Garrison. Rointe low-consumption digital electric panel heater.

BATHROOM 6'3" x 5'6" (1.91m x 1.68m)

Fitted with a suite comprising panelled bath, low-flush wc and pedestal wash hand basin. Electric shower above bath with fitted folding screen. Wall mounted fan heater. Fully tiled walls.

OUTSIDE

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

SERVICES

We understand that mains electricity, 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: 01720 422537.

The property is designated under Band "E" for Council Tax purposes, producing an annual charge of £1,487.20 for the 2014/2015 year before the application of any discounts/reductions which take into account individual circumstances. In addition, water is charged at the current rate.

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 most recent year's charge was £600 per flat, which includes building insurance and external maintenance, but have been unable to verify this amount.

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.

EPC

The EPC can be downloaded at: <https://www.epcregister.com/searchReport.html?RRN=8595-6528-7590-9427-4906>







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.