

**Type: Flat****Location: St. Marys****Price: £145,000****Bedrooms: 1**

A CENTRALLY LOCATED, SELF-CONTAINED GROUND FLOOR STUDIO APARTMENT HAVING THE BENEFIT OF VIEWS ACROSS ST MARY'S HARBOUR. THE ACCOMMODATION COMPRISES RECEPTION HALL, STUDIO ROOM, KITCHEN & BATHROOM.

AN IDEAL PIED A TERRE, OR HOLIDAY LETTING PROPERTY.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Pentland House is situated in the heart of Hugh Town, just a few yards from the Quay and within easy walking distance of the many amenities the Town offers. It comprises a substantial granite-built property, converted into flats many years ago.

Flat 3 is situated on the ground floor, enjoying good views across St Mary's harbour from the kitchen and bathroom. The main studio room is well proportioned, with ample room for a double bed and comfortable lounge seating.

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.

Several steps from The Bank to communal front door and hallway. Door opening into:

RECEPTION HALL 6'0" x 3'0" (1.85m x 0.90m)

Airing cupboard fitted with high-level lagged Fortic-type hot water cylinder, with separate low-level storage under. Doors to:

STUDIO ROOM 12'4" x 11'6" plus bay window recess 6'0" max, 3'0" min x 4'2" (3.74m x 3.52m plus 1.84m max, 0.90 min x 1.25m).

A bright, south-facing room with deep bay window recess. Central ceiling light and two wall lights. Ample room for double/twin beds, and separate lounge seating.

KITCHEN 9'3" x 9'0" (2.82m x 2.76m)

A well-fitted modern kitchen, enjoying views across St Marys Harbour, having window recess with fold-out dining table. Quality wood laminate floor, and fitted with an ample range of wall and base units in wood-effect laminate, with dark grey granite-effect Formica worksurfaces. Inset 1½ bowl stainless steel sink unit. Fitted appliances including fridge, electric fan oven, hob and extractor over. Hotpoint washer/dryer.

BATHROOM 5'6" x 5'10" (1.68m x 1.78m)

Sea views across St Marys Harbour. Fitted suite comprising panelled bath with shower rail, curtain and Mira electric shower over. Close-coupled wc and wall-mounted wash hand basin. Half-tiled walls (fully tiled around bath).

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 property is designated under Band "C" for Council Tax purposes, producing an annual charge of £1,103.14 for the 2015/2016 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 property is owned freehold.

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



Flat 3, Pentland House

The Bank St Marys Isles of Scilly

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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