



Type: Flat

Location: St. Marys

Price: £175,000

Bedrooms: 1

A CENTRALLY-LOCATED STUDIO APARTMENT, HAVING THE BENEFIT OF A SOUTHERLY ASPECT AND DIRECT BEACH ACCESS. THIS STYLISH PROPERTY WAS COMPREHENSIVELY & THOUGHTFULLY RECONFIGURED SOME YEARS AGO AND REMAINS IN VERY GOOD CONDITION.

It comprises studio room with kitchen /dining area, and shower room. Perfect for the first time buyer, as a pied a terre, or second home / investment. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Smugglers Ride 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, beaches and other amenities.

It is a well-managed block of apartments, regularly upgraded and improved. Minnehaha is situated on the upper ground floor of the building. Unlike the majority of the apartments, which are restricted to holiday occupancy only, No16 is unrestricted and can therefore be used for permanent occupation if required.

Comprehensively refurbished some years ago, Minnehaha offers thoughtfully designed accommodation, with excellent storage space and interesting design details. It is offered for sale fully furnished & equipped, complete with all fitted floor coverings and curtains.

A perfect pied or terre, or holiday letting investment, generating rentals from £465 to £620 per week. 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.

Approached from Thorofare, granite steps lead to a multipaned glazed reception porch and through to a reception hall. An oak veneer door with glass porthole opens into the apartment.

STUDIO ROOM WITH KITCHEN / LIVING AREA 5.47m x 3.27m max, 2.77m min

Fitted with engineered oak flooring throughout, and having exposed granite chimney breast, cleverly incorporating a multi-drawer unit. The kitchen is fitted with a range of modern wall and base units in pale grey laminate, with attractive sparkle-design laminate worksurfaces over with inset stainless steel sink unit. Fitted appliances by Bosch include single electric fan oven, ceramic hob with glass splashback, canopy extractor, fridge and freezer. uPVC window overlooking Thorofare. Six dimmable LED ceiling downlights, together with plinth lighting beneath the units.

Dining area, having folding dining room table with integral storage.

The bedroom area is separated from the living space by a half-height partition, having painted matchboard panelling which is continued along the walls. The built-in double bed has integral storage under, with twin chrome bedhead spotlights above. Further storage is provided by two double wardrobes and one single wardrobe. Four dimmable LED downlights. Oak door with two steps up to:

SHOWER ROOM 3.60m x 0.99m

Fitted with pale Karndean flooring, and fitted with a modern suite comprising back to wall wc, vanity wash hand basin with storage beneath and to the side, and a fully-glazed shower cubicle fitted with thermostatic mixer shower. The unvented hot water cylinder is contained within a concealed cupboard behind the wc, with towel / linen storage. Four LED ceiling downlights, illuminated mirror, chrome heated towel rail, mechanical and natural ventilation. Exposed granite door reveals with illuminated niches.

OUTSIDE

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

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: 0300 1234 105.

The property is assessed for Business Rates as "self-catering holiday let & premises" at a rateable value of £1,875 per annum rising to £3,400 per annum on 1st April 2026. For a qualifying owner the property should be eligible for Small Business Rates Relief at 100%.

Water and sewerage are provided by South West Water.

TENURE

999-year lease from 1995 (969 years unexpired) 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.

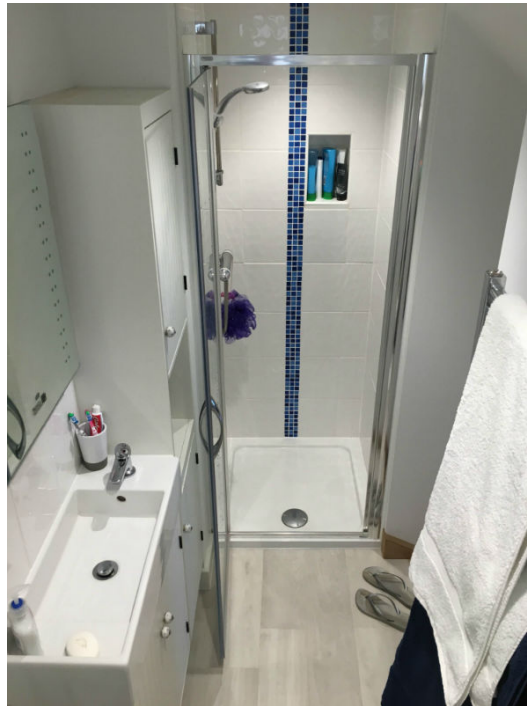
Expenses such as building insurance, repairs & renewals, cleaning of common parts, etc, are shared between the flats, the subject flat being responsible for 1/8th of the cost.

ENERGY PERFORMANCE CERTIFICATE

The property has a Band "E" rating. A copy of the EPC can be downloaded at: <https://find-energy-certificate.service.gov.uk/energy-certificate/9167-3957-1202-7425-5200>

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:

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