



Type: **Flat**

Location: **St. Marys**

Price: **£325,000**

Bedrooms: **2**

A BRIGHT & AIRY TWO-BEDROOM APARTMENT, SITUATED ON THE SECOND FLOOR OF A PERIOD SEMI-DETACHED HOUSE ON THE OUTSKIRTS OF HUGH TOWN.

WITHIN EASY REACH OF ALL LOCAL AMENITIES, THIS ATTRACTIVE FLAT WOULD BE EQUALLY SUITABLE AS A MAIN RESIDENCE OR HOLIDAY LET, AND BENEFITS FROM A SEA GLIMPSE TOWARDS BRYHER, AND SOUTHERLY ROOFTOPS VIEWS TOWARD BUZZA TOWER.

THE ACCOMMODATION COMPRISES RECEPTION LANDING, LOUNGE / DINING ROOM, KITCHEN, TWO BEDROOMS AND SHOWER ROOM. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Gorregan House is a substantial three-storey semi-detached Edwardian property located close to the centre of Hugh Town on Church Street. The property has been sub-divided into three flats arranged over the three floors. The Loft is, as its name suggests, located on the second (attic) floor of the property, enjoying views across the Chaplaincy gardens to the front, a sea glimpse towards Bryher, and rooftop views towards Buzza Tower to the rear.

The area is extremely popular with residents and visitors alike, due to its close proximity to the amenities of Hugh Town and the Harbour area. The flat is currently let on a long-term basis, and would equally suit operation as a self-contained holiday apartment or full time home. Vacant possession will be offered on completion.

The lease prohibits use of the flat "other than as a private dwelling save that this shall not preclude the letting of the property for holiday purposes".

The Loft is responsible for 30% of the cost of maintaining & insuring the structure, roof and communal areas. A copy of the lease is available on request from the vendors' sole agents.

The apartment is well-proportioned, and enjoys excellent natural light levels throughout. It has double-glazing throughout, and is being sold complete with carpets & curtains as fitted, and white goods.

Early 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.

Gorregan House fronts Church Road, and is accessed via a wrought iron pedestrian gate which leads in turn to a panelled communal front door. The Loft is located on the second floor of the property, with its own private access at first floor level, which is approached via a flight of carpeted stairs which lead to the hardwood front door, upstairs to:

RECEPTION LANDING 2.30m max x 1.80m max
Deep storage cupboard. Loft hatch.

LOUNGE / DINING ROOM 4.77m x 3.80m max, 2.57m min
A well-proportioned, dual-aspect room with views towards the Chaplaincy Gardens and Parish Church, and a sea glimpse towards Bryher. Arch through to:

KITCHEN 3.00m x 1.70m plus 1.59m x 0.81m
A bright, south-facing room, fitted with an ample range of wall and base units in white Melamine, with contrasting black granite-effect worksurfaces. Inset 1½ bowl stainless steel sink unit. Integrated stainless steel double-oven electric cooker, ceramic hob and canopy extractor over. Upright fridge freezer, "Beko" washing machine and "Zenith" dishwasher. Alcove cupboard housing compact tumble dryer. Vinyl floor covering.

BEDROOM ONE 2.91m x 2.56m.
A bright-south-facing room at the rear of the property, looking towards Buzza Tower with a glimpse of Porthcressa Bay. Fitted double wardrobe and alcove cupboard, with shelving between.

BEDROOM TWO 3.01m x 2.65m
Situated at the front of the property, with views towards the Chaplaincy gardens and Parish Church, and a sea glimpse towards Bryher.

SHOWER ROOM 1.74m x 1.30m plus 1.59m x 0.88m L-shaped

Having suite comprising concealed cistern wc, vanity wash hand basin with mirror and shaver light over, and glazed shower cubicle with Mira Sport electric shower fitted. Chrome heated towel rail. LED downlights.

SERVICES

We understand that mains electricity, sewerage and water are connected to the property. Domestic hot water is provided by an undersink instantaneous water heater.

LOCAL AUTHORITY

Council of The Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 0300 123 4105.

The property is currently assessed to Council Tax Band "D", reference 10703, producing an annual charge for 2023/2024 of £1,769.18.

TENURE

The property is held leasehold for a 999-year term from 25th October 1991, at a peppercorn rental. The freehold is owned jointly by the three flats in the building.

WALK-THROUGH VIDEO

A walk-through video can be viewed at: <https://youtu.be/ocsZEDVzzzg?si=Ua7ZVPi3ivMymf-8>

EPC

Band E. The full EPC can be downloaded at: <https://find-energy-certificate.service.gov.uk/energy-certificate/2595-3005-7204-4429-7200>

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



The Loft

Gorregan House Church Road St Marys

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;

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