



Type: Flat

Location: St. Marys

Price: £255,000

Bedrooms: 2

**SOLD 2021- HISTORIC DETAILS FOR
INFORMATION ONLY**

A BRIGHT AND AIRY FIRST FLOOR APARTMENT,
SITUATED IN SPANISH LEDGE, AN HISTORIC GRANITE
PROPERTY IN THE HEART OF HUGH TOWN.

THE ACCOMMODATION COMPRISES SUNNY SOUTH-
FACING KITCHEN, LOUNGE / DINING ROOM, TWO
DOUBLE / TWIN BEDROOMS AND SHOWER ROOM.

AN IDEAL MAIN RESIDENCE , OR SECOND HOME /
INVESTMENT. VIEWING RECOMMENDED. * **NEW**
INSTRUCTION *

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Spanish Ledge is an attractive, granite-built property, comprising a pair of substantial terraced houses. Originally run as a guest house, the property was converted into holiday flats some years ago.

It is centrally situated within Hugh Town, St Mary's tiny "capital", and is therefore well located for the shops, banks, Post Office, public houses, restaurants and many other amenities the town offers. Town Beach, Porthcressa Beach and St Mary's Harbour are all within a short distance of the property.

Apartment No1 is situated on the first floor of the building, with access from both Silver Street and The Parade. Whilst permanent occupation is allowed, it has been successfully run as a holiday let for many years, holding a Three Star Grading, with weekly tariffs ranging from £300 (low season) to £630 (high season). Occupancy rates typically extend to 25-29 weeks per annum, with 20 weeks pre-booked for 2021. The benefit of future bookings / reservation will be transferred with the property, as will all furniture, fixtures and fittings.

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.

Approached from Silver Street, a granite arch leads into a gated paved courtyard. Recently replaced external wooden staircases, with non-slip treads and automatic lights fitted, rises to the first and second floors. A uPVC half-glazed door opens into a communal hallway, shared with two other apartments.

Oak veneer door to Apartment One, opening into:

KITCHEN 3.02m x 2.45m

A bright, south-facing room fitted with a range of modern wall and base units, having white T&G effect laminate door and drawers fronts, with contrasting grey granite effect Formica worksurfaces. Inset single bowl stainless steel sink unit. Appliances include slot-in electric cooker, washer dryer and fridge with freezer compartment. Full height storage cupboard, also housing instantaneous hot water cylinder.

Door to:

INNER HALL, with escape door to common parts. Access to:

TWIN BEDROOM 3.00m x 2.24m

South-facing window. Fitted storage unit with chest of drawers and hanging space over.

SHOWER ROOM 1.75m x 1.35m

Fitted with suite comprising pedestal wash hand basin, close-coupled wc and glazed shower cubicle, fully-tiled with "Bristan" electric shower fitted. Shaver light and electric fan heater. Wood effect laminate floor.

From the kitchen, an open doorway leads up to the:

LOUNGE / DINING ROOM 3.65m x 2.72m.

Having sliding sash window to the road side, looking across to the park. TV point and telecom connection.

Door to:

INNER HALL, with secondary access out into the main stairwell and down to the Parade. Door to:

DOUBLE BEDROOM 3.60m x 3.32m.

A generous sized room, having fitted wardrobe and dressing table unit. Sliding sash window.

WALK-THROUGH VIDEO

A walk-through video can be viewed at: <https://youtu.be/2BFsj-HWaJU>

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 123 4105.

The flat is currently assessed for Business Rates, having a Rateable Value of £3,600 per annum (£1,796.40 payable before the application of Small Business Rates Relief, if applicable).

EPC

A copy of the Energy Performance Certificate can be downloaded at:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0427-3900-2200-6880-3200>

TENURE

999 year lease from 25th March 1989, plus share of freehold through directorship of the Spanish Ledge Management Company.

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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