



Type: **Flat**

Location: **St. Marys**

Price: **£199,500**

Bedrooms: **1**

A WELL-PRESENTED STUDIO APARTMENT, ENJOYING SEA VIEWS, AND HAVING AN EXCELLENT LOCATION IN A POPULAR PART OF HUGH TOWN, CLOSE TO BEACHES, THE HARBOUR AND TOWN CENTRE AMENITIES.

THE ACCOMMODATION COMPRISES: RECEPTION LOBBY, STUDIO ROOM, KITCHEN AND SHOWER ROOM. SHARED USE OF FRONT GARDEN.

HISTORIC SALE PARTICULARS FOR INFORMATION ONLY. NOT CURRENTLY ON THE MARKET.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Kenwyn is situated on Church Street, a wide residential thoroughfare in the centre of Hugh Town. Forming part of Schiller Row (named after the German vessel which sank in 1875 on the infamous Retarrier Ledges), it was built in the Victorian era, originally as a private residence before being converted into self-catering apartments in the late 1980s.

No4 is situated on the second (top) floor of the building, and offers interesting dual-aspect accommodation, with views across the rooftops to St Marys Harbour and Porthcressa Bay.

The property can be used as a main residence or second home. Business use is restricted under the terms of the lease.

For sale fully furnished & equipped, complete with carpets and curtains as fitted. 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.

The property is accessed from Church Street, through a paved front garden which is bounded by a low granite wall with wrought iron railings. A tiled path leads to the imposing panelled front door, into a storm porch, and through an elegant inner door with cut stained glass panels into the communal hall and stairwell.

Entrance door to:

RECEPTION LOBBY 0.83m x 0.78m, having loft hatch.

SHOWER ROOM 2.41m x 1.58m

A well fitted room, having shower cubicle with glazed doors, Respatex walls and Mira Sport electric shower, vanity wash hand basin with under-sink storage and close coupled wc. Illuminated mirror, heated towel rail and mechanical extraction. Attractive mosaic-tile effect vinyl flooring.

Door from lobby to:

STUDIO ROOM 5.07m x 3.29m

A characterful room having dormer windows front and rear, allowing excellent natural light levels and affording views across the rooftops to St Marys Harbour and Porthcressa Bay. Zip & link beds, occasional seating (including upholstered window seat), and dining table & chairs. Ample storage in four eaves cupboards. Attractive retro-style lighting. Open to:

KITCHEN AREA 2.79m x 1.65m

A thoughtfully designed compact kitchen, having fitted wall and base units with Beech-style doors and drawers fronts, granite-effect Formica worksurfaces, inset stainless steel sink unit and tiled splashbacks. Slot-in electric cooker with extractor over. Under-counter fridge with ice box. Window affording views to Buzza Hill and across Porthcressa Bay.

COMMON PARTS

Electric meters are situated in a cupboard located in the ground floor hallway.

The flat owners have shared use of the paved front garden, in which there is covered refuse bin storage.

SERVICES

We understand that mains electricity, water and sewerage are 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 currently assessed to Business Rates having a Rateable Value of £2,600 per annum. Depending on individual circumstances, a potential purchaser may be eligible for Small Business Rates at up to 100%.

TENURE

The property is owned leasehold for a 999 year term from 5th April 1991 at a ground rent of £100 per annum, increasing by £100 every 20 years. The cost of building maintenance, cleaning, insurance, etc is shared between the flats with No4 responsible for one third of the total costs incurred annually.

EPC

Energy efficiency rating Band "F". The full Energy Performance Certificate can be viewed at: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/7305-3003-5209-4049-4204>

WALK-THROUGH VIDEO

A walk-through video can be viewed at: <https://youtu.be/Kyz5PGXpwyc>

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:

- (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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