

**Type: Flat****Location: St. Marys****Price: £240,000****Bedrooms: 2**

A TWO-BEDROOM FIRST FLOOR FLAT, SITUATED IN THE CENTRE OF HUGH TOWN. APPROACHED FROM LITTLE PORTH, IT SHARES A FIRST FLOOR TERRACE WITH THREE OTHER FLATS, HAVING ITS OWN PRIVATE ACCESS.

THE ACCOMMODATION COMPRISES ENTRANCE PORCH, KITCHEN / LIVING ROOM, TWO BEDROOMS AND BATHROOM.

For enquiries or to arrange a viewing:

**Call: 01720 422431**

Email: [enquiries@sibleysonscilly.com](mailto:enquiries@sibleysonscilly.com)

## DESCRIPTION AND LOCATION

The property is situated on Garrison Lane, above Islands Home Hardware general store.

We understand the original building dates from the 1930's, with modifications in the 1960's to include additional retail space, and the creation of a terrace & four flats at first floor level.

Heydor Flats are accessed from the rear of the property, via a service road leading from Little Porth. An external staircase leads up to a communal terrace, with separate access thereon to four flats.

Flats Two comprises a mid-terrace, two bedroom unit, having uPVC double-glazed fenestration throughout. The flat is offered in fair condition, but with ample scope for improvement.

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 via a cul de sac serviced road leading from Little Porth. External staircase rising to:

**First Floor Terrace** 10.42m maximum x 7.51m maximum.  
Shared with three other flats, and providing outside amenity space.

**Porch** 2.09m x 1.32m

**Lounge / Dining Room with Kitchen Area** 5.66m x 4.60m  
A bright airy room, fitted with an ample range of cream Shaker-style units with contrasting worksurfaces. Chimney extractor above cooker. Inset stainless steel sink unit. Tile-effect vinyl flooring to kitchen / dining area. Carpeted lounge area..

**Bedroom One** 3.59m x 3.35m  
Fitted wardrobe.

**Bedroom Two** 2.97m x 2.70m  
Fitted wardrobe.

**Bathroom** 2.40m x 1.62m  
Fitted with a suite comprising panelled bath with shower over, low flush wc and pedestal wash hand basin. Large airing cupboard.

## RATES & COUNCIL TAX

Council of the Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 0300 1234 105.

Flat Two is assessed to Council Tax under Band "C", producing an annual charge of £1,572.61 for the 2023/24 year.

## SERVICES

We understand that Telecom, mains electricity, water and drainage are connected to all parts of the property.

## TENURE

Leasehold (new 199-year lease) at a peppercorn rent, plus reasonable annual service charge to cover structural repairs, external decoration, insurance and management.

#### EPC

Band "G". The full EPC can be downloaded at: <https://www.epcregister.com/searchReport.html?RRN=8608-7729-5060-4584-5902>

#### 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



## No2 Heydor Flats

Garrison Lane 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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