



Type: **Flat**

Location: **St. Marys**

Price: **£395,000**

Bedrooms: **2**

A TWO-BEDROOM MAISONETTE, HAVING GARAGE, PRIVATE PATIO AND SEA GLIMPSES, WELL LOCATED IN / QUIET LOCATION CLOSE TO THE TOWN CENTRE.

THE ACCOMMODATION COMPRISES RECEPTION HALL, LOUNGE, KITCHEN / DINING ROOM, MASTER BEDROOM WITH WALK-IN WARDROBE, SECOND BEDROOM AND SPACIOUS BATHROOM WITH SHOWER. LARGE INTEGRAL GARAGE / WORKSHOP. PRIVATE PAVED PATIO.

For enquiries or to arrange a viewing:

**Call: 01720 422431**

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

## OVERVIEW

Originally the owner's house for what was then "Hotel Godolphin", the property was converted into apartments in the 1970s, and adapted by the present owners approximately 20 years ago.

It is situated in "Back Lane", a quiet cul de sac between Porthcressa Beach and Town Beach, and just a short walk from the many amenities on offer.

"Uppness" is arranged over ground and first floors, having access at first floor level via an external staircase shared with the second floor flat. Having a spacious kitchen/dining room, this space could be configured to provide a separate kitchen and create a third bedroom.

The property is very well-presented, and is offered for sale including floor coverings, curtains and appliances as fitted. Externally it is low-maintenance, with modern uPVC double-glazing throughout.

The ground floor flat, Downness, is also for sale by the same vendor, offering the prospective purchaser the opportunity to acquire a home and income, or to suit multi-generational living.

With its large garage / workshop and private patio, viewing is 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.

Shared staircase serving the first and second floor flats. U PVC glazed entrance door with half-glazed side panel opening into:

**RECEPTION HALL** 2.91m x 0.89m, fitted with quality LVT flooring. Storage cupboard.

**KITCHEN / DINING ROOM** 7.00m x 2.90m max, 1.76m min

A large bright dual-aspect room enjoying a sea glimpse across St Marys Harbour and Mincarlo in the other direction.

The kitchen is fitted with an ample range of modern wall and base units in white gloss melamine with contrasting dark grey stone effect worksurfaces and tiled splashbacks. Inset corner double sink unit. Appliances include slot in double-oven electric cooker with canopy extractor over and upright fridge / freezer. Ceramic tiled floor.

The dining area has twin windows facing the harbour. Quality LVT flooring matching the lounge and reception hall. Wall-mounted electric heater.

**LOUNGE** 5.78m x 3.81m

Another bright, dual-aspect room, with harbour glimpses. Quality LVT flooring. Two designer electric radiators.

**MASTER BEDROOM** 4.65m x 2.92m

A south-facing room having full-width wardrobes with mirrored triple sliding doors. Convector heater. Walk-in wardrobe with electric heater fitted.

**BATHROOM** 3.20m x 1.71m

Having ceramic tiled floor and fully-tiled walls with glass mosaic decorative panels. Panelled bath, glazed shower cubicle with thermostatic mixer shower, pedestal basin and close-coupled wc. Two windows.

The reception hall widens into an:

**OFFICE AREA** 2.14m x 1.91m, with fitted cupboard, shelving and desk unit. Sea glimpses. Paddle staircase down to:

**BEDROOM TWO** 5.13m x 1.77m

A bright south facing room.

**OUTSIDE****GARAGE / WORKSHOP** 5.83m x 2.55m

The vehicular doors have been removed, but could be re-instated if required. A very useful amenity space, with high ceiling and having power / light and water / drainage connected. Space and plumbing for washing machines. To the rear of the garage is the unvented hot water cylinder with immersion heaters fitted. Outside electric point.

To the rear of the property is the:

**PATIO GARDEN** 6.00m x 3.66m

A paved patio garden providing a sunny outside seating area.

**SERVICES**

We understand that Telecom, 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 Council Tax under Band "E", having a charge for the 2023 / 2024 year of £2,162.33.

Water and sewerage are provided by South West Water and charged at the current rate.

**TENURE**

We understand the property is owned leasehold for a term of 999 years commencing in January 2025 subject to a non-escalating ground rent of 1 peppercorn also holding a 46% share of the freehold of the building. There is a Management Company to which the purchaser will be appointed as a director along with the other 2 flat owners.

**ENERGY PERFORMANCE**

Band "E". The EPC can be downloaded at: <https://find-energy-certificate.service.gov.uk/energy-certificate/2174-3007-2209-9634-2200>

**WALK-THROUGH VIDEO**

A video of the property can be viewed at: [https://youtu.be/VoGCiiW\\_\\_gg?si=P5Z1JWN2n78Vhnzx](https://youtu.be/VoGCiiW__gg?si=P5Z1JWN2n78Vhnzx)

**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





## Uppness

Back 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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