



Type: **Flat**

Location: **St. Marys**

Price: **£305,000**

Bedrooms: **2**

A SECOND-FLOOR TWO-BEDROOM FLAT, SITUATED WITHIN METRES OF ST MARY'S HARBOUR, AND ENJOYING UNINTERRUPTED SEA AND ISLAND VIEWS.

The accommodation comprises reception hall, lounge / dining room, kitchen, two bedrooms and shower room.

To view a walk-through video please [click here](#)

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Quay House is a large end-of-terrace granite property, located in the heart of Hugh Town, just a few yards from the Quay and overlooking "The Bank", the square at the end of Hugh Street. The amenities of Hugh Town are all within a short level walk.

Flat Two is on the second (attic) floor and enjoys impressive sea and island views, from Samson around to the North end of Tresco. It also has distant views across the rooftops to St Mary's Harbour and Peninnis Head.

Included with the flat is the attic space, which would afford a prospective purchaser the opportunity to raise the ceiling heights to create stylish vaulted accommodation. Drawings have also been prepared for improvement and enlargement of the sea-view picture window. The flat is offered for sale complete with furnishings, fixtures & 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.

A short flight of granite steps lead to an impressive half-glazed panelled door opening into a quarry-tiled Storm Porch. Half-glazed panelled door to common stairwell. Flat Two is situated on the second floor. Front door opening into:

RECEPTION HALL 3.59m x 0.69m

Having over-stairs storage cupboard. Doors to:

LOUNGE / DINING ROOM 3.62m x 2.59m min, 2.83m max

A bright room with exposed roof timbers and full-width uPVC double-glazed window with unrestricted sea views. Smoke alarm.

Multipaned glazed door to:

KITCHEN 2.97m x 1.54m

Fitted with an ample range of wall & base units in grey, with stone effect laminate worksurfaces. Inset stainless steel sink unit. Integrated single fan oven, ceramic hob and extractor over. Slot-I fridge / freezer. Heat alarm. Window overlooking Garrison Hill.

BEDROOM ONE 4.18m x 2.30m plus 2.61m x 1.13m L-shaped

Situated at the front of the building, this double bedroom has views across the rooftops to Peninnis Head and Town Beach. Convector heater. Smoke alarm.

BEDROOM TWO 5.14m x 1.41m min, 2.00m max plus 1.64m x 1.19m

A twin bedroom with window overlooking Garrison Hill. Convector heater. Smoke alarm.

SHOWER ROOM 2.80m x 1.33m

Fitted with a suite comprising tiled shower cubicle, back-to-wall wc and vanity basin. Airing cupboard with lagged hot water cylinder. Oak-effect laminate flooring. Velux roof window.

ENERGY PERFORMANCE CERTIFICATE

The property is assessed as Band "E". A full copy of the report can be viewed at: <https://find-energy-certificate.service.gov.uk/energy-certificate/1809-0229-0100-0042-9222>

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 property is assessed to Business Rates as "Self-catering holiday unit & premises" having a rateable value of £2,550 per annum. Subject to individual circumstances the property may qualify for Small Business Rates Relief.

Water is supplied by South West water and charged at the current rate.

TENURE

We understand the property is owned leasehold for a 999-year term from 1st May 1987 at a rental of £10 per annum. We understand that the flat is responsible for 25% of the cost of building insurance, structural and roof repairs, and common parts maintenance etc.

WALK-THROUGH VIDEO

A video can be viewed at: <https://youtu.be/O0c8qlenr7Q?si=ECUdJyAD4v7iHU3f>

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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