



Type: Flat

Location: St. Marys

Price: £240,000

Bedrooms: 1

A BRIGHT AND SPACIOUS ONE-BEDROOM APARTMENT, WELL LOCATED IN A POPULAR PART OF HUGH TOWN, CLOSE TO BEACHES, THE HARBOUR AND TOWN CENTRE AMENITIES.

THE ACCOMMODATION COMPRISES: LOUNGE / DINING ROOM/ KITCHEN, DOUBLE BEDROOM AND SHOWER ROOM. SHARED USE OF BACK YARD. **PRICE REDUCTION.**

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

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

Albany House is situated on Church Street, a wide residential thoroughfare in the centre of Hugh Town. The Grade II Listed house was built in the early 1800s, originally as a private residence before being converted into self-catering apartments by the previous owner.

Flat 3 is situated on the first floor of the building and offers well-proportioned accommodation with high ceilings and good natural light throughout. It retains many original features including period windows, skirting boards and architraves.

Free from any planning conditions or obligations, the property can be used as a main residence, second home or holiday letting apartment. It is currently run as a successful holiday rental and in the last 4 years has been refurbished and upgraded to include a new kitchen and work top, rewiring and upgrading to led lighting including under cupboard led lighting, sockets, new WIFI controlled radiators & new fire alarm system. It has also benefited from being redecorated throughout. Visit England Approved 2024/25.

2025 low/high season tariffs range from £475 to £695 per week with a gross income of £20,760 based on 31 weeks let. For further letting and promotional information on the holiday apartment, see www.albanyhouseonscilly.co.uk.

Accounts will be made available to seriously interested parties who have viewed the property.

The property is to be sold fully furnished & equipped and with the benefit of forward bookings for 2025. 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 granite block wall with wrought iron gate. Two steps lead up to the imposing yellow panelled front door.

Access via stained glass panelled back door to rear communal yard.

Stairs up to Entrance door opening into:

LOUNGE / KITCHEN / DINING ROOM 4.56m x 4.11m

Having excellent natural light, with high ceilings and 2 elegant sliding sash windows overlooking Church Street. The kitchen has been newly fitted with a modern range of high gloss white wall and base units, having oak worksurfaces with tiled splash backs and inset stainless steel sink unit. Under cupboard lights. Hot water is provided by the under sink instantaneous water heater in the kitchen. Slot-in double-oven electric cooker and integrated under-counter fridge/freezer. Vinyl floor covering the kitchen area, extending to carpet throughout most of the lounge/diner. Wall mounted new Rointe electric radiator. Eleven power points. Television socket. White blinds as fitted to both windows. Attractive arch glazed cupboard/bookcase in alcove with owners' storage cupboard below.

Panelled door to:

BEDROOM 2.79m x 2.48m

A south-facing bedroom, having built in double wardrobe and additional cupboard with open shelving. Vanity basin with modern illuminated bathroom mirror above incorporating a shaver socket. New Rointe electric radiator. Two bedhead lights. Two power points. Emergency fire exit door.

Glazed internal door with attractive pattern, to:

SHOWER ROOM 2.04m x 1.15m

Shower cubicle with glass door and Mira electric shower unit. Fully tiled with low level w.c. and wall mounted new Rointe electric towel rail above. Sash window overlooking the rear of the property and providing natural ventilation. Vinyl Flooring.

COMMON PARTS

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

The flat owners have a storage cupboard on ground floor and have shared use of the rear yard for refuse bin storage. Pedestrian access to Porthcressa.

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 as follows:

Reference: 4021000180408

Description: Self catering holiday unit and premises.

Rateable Value: £1, 875

In addition, water is not metered and supplied by South West Water.

TENURE

The property is owned leasehold for a 999-year term from 1st June 2009 at a peppercorn rent. The freehold is owned by a management company, of which the owner of Flat 3 is a 25% shareholder. The cost of building maintenance, cleaning, insurance, etc is equally shared between the 4 flats, with Flat 3 responsible for 25% of the total costs incurred annually.

EPC

Energy efficiency rating Band "D". The full Energy Performance Certificate can be viewed at: <https://find-energy-certificate.service.gov.uk/energy-certificate/8239-7227-0000-0943-4206>

WALK-THROUGH VIDEO

A walk-through video can be viewed at: https://youtu.be/t_fCyOt7NoU?si=usNIFrmV4ndnOac0

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.

NOTE

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;
- (iii) no person in the employment of Sibleys Island Homes has any authority to make or give any representation or warranty whatever in relation to this property.





Notes



Flat 3 Albany House
Church Street St Mary's

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;
- (iii) no person in the employment of Sibleys Island Homes has any authority to make or give any representation or warranty whatever in relation to this property.