



Type:	Flat
Location:	St. Marys
Price:	£325,000
Bedrooms:	2

A SUNNY SOUTH-FACING, FIRST-FLOOR TWO-BEDROOM APARTMENT, SITUATED IN A QUIET RESIDENTIAL AREA CLOSE TO THE CENTRE OF HUGH TOWN. THIS WELL-MAINTAINED PROPERTY PROVIDES FLEXIBLE ACCOMMODATION, WITH THE BENEFIT OF A PRIVATE BALCONY AND A PARTIAL SEA VIEW ACROSS PORTHCRESSA BAY.

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

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

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Little Porth is a quiet, residential area on the edge of Hugh Town, just a short walk from the shops, restaurants, banks, post office, harbour and other amenities the town offers yet away from the noise associated with a town centre location.

The ever-popular Porthcressa Beach is just a minute's stroll from the property, and being south-facing, it enjoys excellent natural light throughout the day, with a partial sea view between the beachside bungalows. The property has high ceilings and low-maintenance uPVC fenestration, with triple-glazing to the front.

In summary, a well-presented and well-located apartment. 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 approached from Little Porth via an external staircase, past the flat's private balcony and into a communal porch and inner lobby (shared with the attic flat above). A multipaned door opens into:

RECEPTION HALL 5.21m x 1.47m max, 0.85m min

Having an understairs cupboard housing the electricity consumer unit. Modern programmable convector heater.

LOUNGE 3.75m x 3.00m average

A bright South-facing room with triple-glazed window and sea view. Potential to install patio doors to allow direct access to the balcony. Convector heater.

KITCHEN 3.40m x 1.65m

Fitted with an ample range of wall and base units having marble-effect Formica worksurfaces with inset 1½ bowl stainless steel sink unit. Tiled splashbacks. Slot-in electric double-oven cooker. Upright fridge / freezer. Karndean flooring.

BEDROOM ONE 3.38m x 3.00m

A double bedroom with view to the Garrison walls. Fitted full-height wardrobes. Programmable convector heater.

BEDROOM TWO 3.39m x 2.74m

A double bedroom with view to the Garrison walls. Fitted full-height wardrobe with integrated chest of drawers. Programmable convector heater.

SHOWER ROOM 2.58m x 1.72m

Fitted with a 1,500mm wide glazed shower enclosure with Mira shower unit, close-coupled wc and pedestal basin. Chrome electric towel rail and separate fan heater. Full-height linen cupboard providing ample storage and housing the instantaneous electric water heater. Natural and mechanical ventilation. Karndean flooring.

OUTSIDE

BALCONY 3.98m x 2.09m

To the front of the property is a sunny South-facing balcony with sea views between the beachside bungalows opposite – a perfect spot for al fresco dining or just soaking up the sun's rays.

SERVICES

We understand that Telecom, mains electricity, mains water and mains 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 for Council Tax under Band "E", under Local Authority Reference 10887, having a charge for the 2024 / 2025 year of £2,270.09. Water & sewerage is provided by South-West Water and charged at the current rate.

TENURE

We understand the property is owned leasehold for a 999-year term from March 1999 at an annual ground rent of one peppercorn. The property is managed by Four Seasons Management Company (Isles of Scilly) Ltd, of which each of the three flats is a director, with each flat being responsible for one third of the costs incurred in maintaining and insuring the property. The freehold is currently owned by Mrs Milligan (the owner of Flat Three). (A copy of the lease can be made available to seriously interested persons). The flat cannot be used for holiday letting without the consent of the freeholder – enquiries in progress)

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.

EPC

Band "D". The full EPC can be downloaded at:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0747-3931-0200-5547-1204>

VIDEO

A walk-through video can be viewed at: <https://youtu.be/BGhgAwoAh60?si=MTPLo0VGD5YVo1M1>







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:

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