



Type: Flat

Location: St. Marys

Price: £300,000

Bedrooms: 2

A CENTRALLY-LOCATED AND SPACIOUS FIRST FLOOR APARTMENT, ENJOYING A SUNNY SOUTHERLY ASPECT WITH SEA VIEWS ACROSS ST MARYS HARBOUR FROM THE KITCHEN.

The accommodation comprises spacious reception / dining area, kitchen with sea views, lounge / dining room, two double bedrooms and bathroom. An ideal main or holiday residence. Viewing recommended. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Originally a terrace of three-storey granite townhouses, and later operated as "The Springfield Hotel", Springfield Court was converted into flats in the 1970s.

It is situated on Church Street, close to beaches and just a short level walk from the harbour and town centre amenities.

The flats are arranged in groups of three, each group having its own separate access. The ground floor flats are approached from the front whilst the first and second floor flats are approached from the rear.

Flat 8 is situated on the centre floor and thus has the advantage of additional protection and insulation from the flats above and below and to either side.

It is a spacious flat with generous room sizes and high ceilings, typical of properties of this period. A particular feature of Flat 8 is its large square bay window which affords South-facing views up and down Church Street from the lounge. At the rear there are views of the harbour and across to the islands of Samson and Bryher from the kitchen.

Springfield Court is a professionally-managed block, evident from the high standard of upkeep of its common parts. The main roof covering was renewed within the past 10 years.

Whilst the flat would now benefit from a light scheme of modernisation, it provides the prospective purchaser the opportunity to create a permanent or holiday home of great character.

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 uPVC half-glazed door opening into:

The approach to the first and second floor flats is via a vehicular driveway which passes down the side of Springfield Court. A short footpath then leads along the rear of the property and at various points three external staircases give access to the first and second floors. Flat 8 is approached from the third staircase which leads through a part-glazed door into:

On the First Floor

Communal Hall / Landing which serves Flat 8 and Flat 11. The floors of the hall, landing and staircases have been covered with Altro safety flooring and there are automatic timed light switches.

From the landing a multi paned obscured glazed door gives access into Flat 8 and passes through:

ENTRANCE HALL / DINING AREA 3.19m x 1.73m

Deceptively spacious, with room for dining table & chairs. uPVC double glazed window. Electrical distribution board. Wall-mounted convector heater. Open through to:

INNER CENTRAL HALL 2.73m x 2.38m

Having an acoustic tiled ceiling and built in cloaks / store cupboard with a high level cupboard over which houses the copper combination cylinder with fitted immersion heater. In many of the flats this area has been utilised as an office space.

LOUNGE 4.22m x 3.15m plus bay recess 2.10m x 1.10m

Acoustic tiled ceiling. Four power points. Television aerial socket. Built in store cupboard.

KITCHEN 2.74m x 2.29m

Situated at the rear of the flat and having views of St. Mary's harbour and off islands. Patterned vinolay covered floor. Fitted on two sides with built in floor units having melamine working surfaces plus matching triple wall cabinets. Fittings include a single drainer stainless steel sink unit. Belling four ring hob and oven. Free standing Samsung fridge/freezer. Servis washing machine. Two UPVC double glazed windows. Seven power points. Electric cooker point. Fluorescent

light. Telephone point.

BEDROOM ONE 3.63m x 3.51m 12'0" x 8'6" (at present double bedded) – with views to the rear elevation. Having an acoustic tiled ceiling. Built in wardrobe. Four power points. Electric wall mounted panelled radiator. UPVC double glazed window.

BEDROOM TWO 2.97m x 2.71m

A twin-bedded room with southerly views across Church Street. Having an acoustic tiled ceiling. Two power points.

BATHROOM 2.73m x 1.72m max, 0.92m min

Having a patterned vinolay floor. Fittings include a panelled bath with fully tiled walls and a Tritan electric shower. Low level w.c. and wash hand basin. Having an acoustic tiled ceiling. Electric ventilation.

OUTSIDE

In the space beneath the external staircase is an area for communal bin storage and to the side of this area is a small cupboard which houses electric meters and water stop taps

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: 01720 422537.

The property is assessed for Council Tax under Band "D" (ref: 10073) having a charge for the 2025/2026 year of £1,950.03.

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 1972 subject to a non-escalating ground rent of £1 per annum.

The purchaser will also acquire a share in the freehold-owning management company, which decides the level of maintenance and annual contributions necessary.

FURNISHINGS

Most furnishings, furniture and fittings, with the exception of some personal items and pictures, are included in the purchase price.

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

The property is assessed to EPC Band "E".

The full report can be downloaded at: <https://find-energy-certificate.service.gov.uk/energy-certificate/4134-6825-6300-0721-8206>





Notes



Flat 8, Springfield Court

Church Street 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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