



Type: **Flat**

Location: **St. Marys**

Price: **£139,000**

Bedrooms: **1**

A FULLY-FURNISHED STUDIO APARTMENT, ENJOYING PARTIAL HARBOUR VIEWS AND DIRECT BEACH ACCESS. 'HOLE IN THE WALL' IS ONE OF NINE APARTMENTS IN THIS POPULAR HARBOUSIDE BUILDING, NOW OFFERED FOR SALE IN GOOD CONDITION THROUGHOUT, WITH THE BENEFIT OF EXCELLENT HOLIDAY LETTING INCOME.

THE PROPERTY COMPRISES BEDSITTING ROOM, SEPARATE KITCHEN WITH DINING AREA AND EN-SUITE SHOWER ROOM. AN IDEAL SECOND HOME / INVESTMENT. VIEWING RECOMMENDED.

For enquiries or to arrange a viewing:

Call: 01720 422431

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

## DESCRIPTION AND LOCATION

Originally a substantial granite-built guest house, Smugglers Ride was converted into holiday apartments in the late 1980's. The property occupies an enviable position fronting Town Beach, centrally located within Hugh Town, the "capital" of St Mary's, and therefore close to all the shops, restaurants, banks, Post office, harbour and other amenities on offer.

'Hole in the Wall' is situated on raised ground floor of the building, and has been well maintained by the present owners. Graded "Two Star" by Quality in Tourism, the property lets for approximately 26 weeks each year, at weekly tariffs ranging from £305 to £405. Accounts will be made available to serious interested purchasers.

'Hole in the Wall' is offered for sale fully furnished and equipped – a detailed inventory will be made available prior to sale. 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.

Approached from Thorofare, granite steps lead to a multipaned glazed reception lobby and inner reception hall with payphone, and from there to the apartment.

### **BEDSITTING ROOM** 12'2" x 10'1" (3.71m x 3.07m).

A sunny, south facing room, having large sash-style window with upholstered window seat overlooking Thorofare. Granite fireplace with inset coal-effect electric fire. Shelved alcove. Large storage cupboard. Coved ceiling. New double bed-settee.

Wide doorway through to:

### **KITCHEN** 8'0" x 7'8" (2.44m x 2.34m).

The kitchen enjoys partial harbour views, and is fitted with an ample range of wall and base units, having basket-weave effect door / drawer panels, with wood-effect Formica worksurfaces. Inset single bowl stainless steel sink unit and tiled splashbacks. Built-in electric oven and hob, with extractor over. Dining table & chairs.

Door from kitchen to:

**SHOWER ROOM**, having "Respatex" panelled walls, and fitted with a suite comprising close coupled wc, pedestal wash hand basin and shower cubicle with "Triton T80" electric shower. Fluorescent shower light, electric heated towel rail, patterned vinyl flooring.

## OUTSIDE

At beach level, there is a right of way over a small courtyard, from where steps lead down onto Town Beach. Shared use of laundry room, in common with other apartments.

## 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: 01720 422537.

The flat is currently assessed for Business Rates, having a rateable value of £1,975 per annum (£904.55 payable 2012/13, reducing substantially if Small Business Rates relief is applicable). Water & sewage are charged at the current rate.

#### TENURE

999 year lease from 1995 at a ground rental of £50 per annum, payable to the Smugglers Ride Management Company who own the freehold of the property. Each flat leaseholder is a director of the company.

Expenses such as building insurance, repairs & renewals, cleaning of common parts, etc, are shared between the flats, the subject flat being responsible for 1/8th of the cost. We understand annual costs are typically in the region of £300 per flat.

#### 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**



## Hole in the Wall

No3 Smugglers Ride Thorofare St Marys

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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