



Type: **Flat**

Location: **St. Marys**

Price: **£275,000**

Bedrooms: **2**

A PURPOSE BUILT, GROUND FLOOR, HARBOURSIDE FLAT, LOCATED WITHIN THE HEART OF HUGH TOWN & ENJOYING UNSURPASSED VIEWS OVER ST.MARY'S HARBOUR TOWARDS SAMSON, TRESCO & BRYHER.

THE ACCOMMODATION COMPRISES RECEPTION HALL, FITTED KITCHEN, SPACIOUS LOUNGE / DINING ROOM, TWO DOUBLE BEDROOMS AND LARGE BATHROOM.

For enquiries or to arrange a viewing:

**Call: 01720 422431**

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

## DESCRIPTION AND LOCATION

The property forms one of six purpose-built harbourside apartments known as 'Harbour View Mansions'. Located on the ground floor of this much sought-after property, the apartment enjoys unsurpassed views over St. Mary's Harbour towards the off-islands of Samson, Bryher & Tresco. It is centrally located on the ever popular Town Beach with local shops, Public Houses, Post Office, Harbour and quay area within a short walk.

The property is offered for sale in fair decorative order throughout. The accommodation is light and airy and has the benefit of uPVC double glazing.

In summary, a rare opportunity to acquire a large two - bedroom apartment in a prime beach front location. The apartment would benefit from some upgrading & modernization, and would equally suit occupation as a comfortable home or as a seasonal letting investment. 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 over a communal patio from the 'Thorofare'. A multi-glazed front door leads to:

**COMMUNAL LOBBY**, having ceramic tiled floor and stairs to first and second floor landings. The common parts stairways are all equipped with 'Bison Bede' pedestrian lifts and are well decorated.

A multi paneled glazed front door leads from the communal hallway into:

**ENTRANCE HALL**, a spacious reception area having wall mounted 'Dimplex' heater and airing cupboard with insulated 'Fortic' hot water cylinder & immersion heater. The hallway connects in turn with: -

**KITCHEN** 10'11" x 7'1" (3.32m x 2.14m)

Having a basic range of white melamine base units with single drainer, stainless steel sink, under-worktop Frigidaire fridge, Servis washing machine and slot-in Euroline electric cooker. The kitchen has vinolay flooring, white tiled splash back and RCD protected consumer unit. Two single power points, one double.

**LOUNGE / DINING ROOM** 16'2" x 15'11" (4.94m x 4.84m)

A large, attractive room with fantastic panoramic views over St. Mary's Harbour and beyond. Large uPVC picture window, TV point, BT connection and three power points. Dimplex electric heater.

**BEDROOM ONE** 16'3" x 9'6" (4.95m x 2.90m)

A large double bedroom, located to the rear of the property, with views over the planted rear communal courtyard. Dimplex wall-mounted electric heater, four single power points, carpeted.

**BEDROOM TWO** 10'10" x 14'5" (3.29m x 4.39m)

A large, comfortable double bedroom that enjoys superb views over St. Mary's Harbour & the town beach. The room has a uPVC picture window, Dimplex electric heater and two single power points.

**BATHROOM** 6'9" x 11'2" (2.05m x 3.40m)

A large, airy family bathroom having a white suite, comprising paneled bath, pedestal wash hand basin, w/c and shower enclosure (c/w Mira Sport electric shower). Towel rail, bathroom heater and carpeted floor.

## OUTSIDE

Communal sunny front patio with potted shrubs and galvanized security gate. Enclosed refuse bin store.

## MANAGEMENT

We are advised by the Vendors, that there is currently no annual management fee applicable to the apartment. Any necessary works including decoration and repairs are agreed and apportioned between the six apartments on an 'as and when' basis. A group insurance is effective, including Public Liability cover of £1m.

We understand that there has been ongoing discussion between the existing owners,' regarding the possibility of creating a Long Leasehold interest for each flat, and a Management Company to administer annual repairs & renewals.

**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 property is currently assessed to Council Tax Band 'F' (amount payable 2012/13 of £1,718.70).

**TENURE**

We understand the property is owned freehold. Please note our comments under the Management section above.

**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;
- (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.