



Type:	Flat
Location:	St. Marys
Price:	£149,500
Bedrooms:	1

HISTORICAL DETAILS

A FULLY-FURNISHED ONE BEDROOM APARTMENT, HAVING OCCASIONAL SEA VIEWS, OFFERED FOR SALE IN GOOD CONDITION THROUGHOUT. THE PROPERTY HAS DIRECT BEACH ACCESS AND COMPRISES LOUNGE / DINING ROOM WITH RE-FITTED KITCHEN AREA, DOUBLE BEDROOM AND COMPLETELY MODERNISED EN-SUITE BATHROOM.

AN IDEAL SECOND HOME / INVESTMENT. VIEWING RECOMMENDED.

HISTORICAL DETAILS

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: 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.

Apartment No2 is situated on the lower floor of the building, and has been well maintained & improved by the present owners; including a new kitchen with integrated appliances and solid timber worksurfaces, redecoration throughout and the bathroom completely re-furnished during the winter 2011/12. It enjoys a long letting season, and has been awarded a "Three Star" grading by the English Tourist Board, reflecting the quality and comfort of the accommodation. Gross income is in the region of £13,000 per annum. Accounts will be made available to serious interested purchasers.

Cabin No2 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 reception lobby with payphone, and from there to the apartment.

LOUNGE / DINING ROOM WITH KITCHEN AREA 16'0" x 14'9" (4.88m x 4.50m)

An interesting, split-level room having exposed beamed ceiling and granite detailing on the walls. Three modern uplighters and central ceiling light. Modern fitted kitchen in "Shaker" style, having solid beech worksurfaces, integrated fridge with freezer compartment, stainless steel electric fan oven and hob, with extractor over. Microwave oven. New ceiling spotlights and newly tiles splashbacks. High-level uPVC double-glazed windows to Thorofare, and to beachside. Understairs storage cupboard.

BEDROOM 13'7" x 9'0" (4.14m x 2.74m), having built-in cupboard housing the coin-operated electricity meter. High-level uPVC double-glazed window to Thorofare.

BATHROOM, completely refurbished this winter – lovely white suite with bath and shower, large mirror and heated towel rail.

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 £2,700 per annum (£1,247.40 payable 2014/15 or less 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



Smugglers Den

No2 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:

- (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;
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