



Type: **Flat**

Location: **St. Marys**

Price: **£249,950**

Bedrooms: **3**

A LIGHT AND AIRY SECOND FLOOR APARTMENT, ENJOYING LOVELY SEA VIEWS ACROSS ST MARYS HARBOUR TO THE OFF-ISLANDS BEYOND.

THE ACCOMMODATION COMPRISES OPEN-PLAN LIVING ROOM WITH KITCHEN / DINING AREA, THREE BEDROOMS AND BATHROOM.

AVAILABLE FOR THE FIRST TIME IN OVER THIRTY YEARS, THIS WOULD MAKE AN IDEAL MAIN OR HOLIDAY RESIDENCE. 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 terrace of three-storey granite townhouses, and later operated as "The Springfield Hotel", Springfield Court was converted into flats in the 1970s.

No10 Springfield Court is situated on the second floor, spanning two of the original houses, with access from the rear of the property. The windows in this low-maintenance property have been replaced in recent years, using modern uPVC double-glazed units on the seaward side, with replacement sliding sash windows on the Church Street elevation.

Because of its elevated position, it enjoys excellent panoramic sea views across St Marys harbour to the off-islands beyond, stretching from Samson in the west to Round Island in the north.

No10 has been used as a second home / holiday let for many years, and is offered for sale fully furnished & equipped, complete with forward bookings should a potential purchaser wish to carry on letting. 2013 weekly tariffs range from £275 off-peak to £775 peak. Gross income for the year April 2011/12 was £12,600.

Sensibly priced for an early sale, we have no hesitation in recommending an early viewing.

## 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:

Communal staircase serving the first and second floor flats. Half landing with coat hanging area for Flat 10, rising to multipaned glazed door opening into:

**RECEPTION HALL**, with cupboard housing electricity consumer unit and coin-operated meter. Doors to:

Open-plan Kitchen /Dining Room / Lounge

**KITCHEN / DINING ROOM** 3.74m x 2.72m (12'3" x 8'11").

Enjoying wonderful sea views across St Marys Harbour, the kitchen is fitted with a modest range of wall and base units, having stainless steel single drainer sink unit with tiled splashbacks. Appliances include "Tricity Bendix" double oven electric cooker, "Fridgemaster" fridge with freezer compartment and microwave oven. Triple ceiling spotlights. Five power points. Vinyl floor covering. Round wooden dining table and chairs for four. Open to:

**LIVING ROOM** 3.21m (3.84m into bay window) x 3.75m (10'6", 12'7" x 12'4").

Fitted with comfortable seating for six persons, and having bay window with south facing aspect over Church Street and Buzza Tower. Fitted storage cupboard. Four power points and TV aerial socket.

**BEDROOM ONE** 3.10m (3.65m into bay window) x 4.48m max, 2.90m min (10'2" (12'0") x 14'8" max, 9'6" min).

Enjoying superb views across St Marys Harbour, from Samson in the west to Round Island in the north, this double bedroom offers excellent natural light. Large eaves storage cupboard and skeleton wardrobe. Four power points.

**BEDROOM TWO** 3.20m (3.83m into bay window) x 3.97m (10'6" (12'7") x 13'0").

A twin room, having a southerly aspect over Church Street and Buzza Tower. Built-in wardrobe. Four power points and central ceiling light.

**BEDROOM THREE** 3.24m x 2.77m (10'8" x 9'1")

A bunk bedded room, with large Velux roof window providing excellent natural light. Built-in wardrobe. Fitted wall shelving. Four power points.

**BATHROOM** 2.28m max, 1.65m min x 2.33m

Fitted with a white suite comprising low-flush wc, wash hand basin and panelled bath with shower screen and "Mira Sport" electric shower over. Half-tiled walls (fully tiled around bath). Wall-mounted electric fan heater and shaver light. Airing cupboard housing factory-lagged hotwater cylinder with immersion heater.

#### 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 "E", having a charge for the 2013 / 2014 year of £1,330.90. In addition, water and sewage are 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. We understand current maintenance charges are around £950 per annum.

#### 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 EPC can be downloaded at:

<https://www.epcregister.com/searchReport.html?RRN=0411-2812-7933-9727-7051>









### 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.