



Type: **Flat**

Location: **St. Marys**

Price: **£195,000**

Bedrooms: **1**

A FULLY-FURNISHED ONE BEDROOM APARTMENT, HAVING FAR REACHING SEA VIEWS ACROSS ST MARYS HARBOUR TO THE OFF-ISLANDS BEYOND. THE PROPERTY HAS DIRECT BEACH ACCESS AND COMPRISES LOUNGE / DINING ROOM WITH KITCHEN AREA, DOUBLE BEDROOM AND EN-SUITE SHOWER ROOM.

AN IDEAL SECOND HOME / INVESTMENT, OR MAIN RESIDENCE. VIEWING RECOMMENDED.

**NEW INSTRUCTION**

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.

As its name suggests, Apartment No11A is situated on the top (second) floor of the building, and offers light and airy accommodation with fabulous sea views. It has been operated for many years as a successful "Two Star" self-catering holiday let, enjoying a long letting season with annual gross income of approximately £10,695. Accounts will be made available to serious interested purchasers.

The property 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. Communal staircase to the apartment.

### **LOUNGE / DINING ROOM WITH KITCHEN AREA** 16'0" x 10'6" (4.90m x 3.20m).

The main feature of this room is the 9 ft wide picture window, which creates excellent natural light and affords far-reaching sea and island views, across St Marys Harbour from Samson in the West, through Bryher and Tresco across to Carn Morval and the Golf Club in the north.

The lounge / dining area, which is carpeted, has four power points, TV aerial socket and two ceiling lights. Cupboard with coin-operated electricity meter.

The kitchen is fitted with an ample range of pine wall and base units, with marble-effect melamine work surfaces with inset 1½ bowl stainless steel sink unit. Fitted appliances include Creda single fan oven, Neff electric hob and extractor. Slot-in Beko larder fridge. Two power points. Patterned vinyl floor covering.

### **BEDROOM** 12'5" x 8'7" (3.77m x 2.62m).

A twin bedded room with south-facing window overlooking the rooftops of Thorofare. Cupboard housing instantaneous electric water heater. Five power points. Door to:

### **EN-SUITE SHOWER ROOM** 7'6" x 5'4" (1.76m x 1.58m).

Having fully tiled walls and fitted with a modern suite comprising pedestal wash hand basin, close-coupled wc and large corner shower with Triton electric shower. Mirror and shaver light. Electric heated towel rail in chrome. Mechanical ventilation. High level window with borrowed light from lounge.

## 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 Council Tax under Band "D" (£1,216.80). 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 £1,160 per flat, including ground rent.

**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:

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