



Type: **Flat**

Location: **St. Marys**

Price: **£240,000**

Bedrooms: **1**

A NICELY PRESENTED ONE BEDROOM APARTMENT, FULL OF CHARACTER, AND SITUATED IN THE HEART OF HUGH TOWN.

THE ACCOMMODATION COMPRISES RECEPTION HALL, LOUNGE / DINING ROOM WITH KITCHEN AREA, TWIN BEDROOM AND SHOWER ROOM.

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

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Spanish Ledge is an attractive, granite-built property, comprising a pair of substantial terraced houses. Originally run as a guest house, the property was converted into holiday flats some years ago.

It is centrally situated within Hugh Town, St Mary's tiny "capital", and is therefore well located for the shops, Post Office, public houses, restaurants and many other amenities the town offers. Town Beach, Porthcressa Beach and St Mary's Harbour are all within a short distance of the property.

Crow's Nest is on the second floor, overlooking the park. It has been well maintained and upgraded in recent years, with modern kitchen and shower room, new furniture and replacement beds. The flat is freshly decorated for the 2023 season.

The flat has been successfully operated as a holiday letting apartment in recent years, achieving excellent occupancy rates and gross income in the region of £18,000 for the 2022 season (including some out-of-season bookings). The benefit of future bookings / reservations will be transferred with the property, as will all furniture, fixtures and fittings.

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 Silver Street, a granite arch leads into a gated courtyard. Recently replaced external wooden staircases, with automatic lights fitted, rises to the second floor. uPVC half-glazed door into communal hallway, shared with two other apartments. Door and step down into:

RECEPTION HALL 1.09m x 0.83m.

LOUNGE / DINING ROOM 13'10" x 10'8" (4.20m x 3.26m)

A well-proportioned room, full of character, having sloping ceilings with exposed roof timbers and multipaned sliding sash window, with window seat, overlooking the park. Fully carpeted. Six recessed ceiling downlights on dimmer, six power points, BT and TV aerial socket. Fitted wall shelving. Loft access. Open through to:

KITCHEN 6'6" x 5'5" (1.97m x 1.64m).

Fitted with a range of modern wall and base units, having cream melamine doors and drawers fronts, with satin chrome handles. Dark grey granite effect Formica worksurfaces with cream coloured "Metro" tiled splashbacks. Inset single bowl stainless steel sink unit. Built-in single fan oven and ceramic hob. Slot-in fridge. Undersink water heater, five power points and triple ceiling spotlight. Quality American oak-effect Karndean flooring.

BEDROOM 15'2" x 7'4" plus door recess (4.63m x 2.22m).

Window overlooking the park. Quality twin beds with new mattresses and upholstered headboards matching the window blinds. Built-in single wardrobe and deep storage shelf adjoining. Wall mounted convector heater. Four recessed ceiling downlights and six power points. Loft access.

SHOWER ROOM 5'9" x 4'10" (1.75m x 1.46m).

Fitted with a quality modern suite, and having fully tiled walls with contrasting mosaic bands. Close-coupled wc, pedestal wash hand with mirror and shaver light above, and corner shower cubicle with sliding glazed doors and Mira Sport electric shower fitted. Four LED recessed downlights, and high-capacity mechanical ventilation. Chrome heated towel rail. Quality American oak effect Karndean flooring.

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: 0300 123 4105.

The flat is currently assessed for Business Rates, having a Rateable Value of £1,875 per annum. (£933.75 payable 2023/24. Currently Small Business Rates Relief is applicable, resulting in a zero charge).

TENURE

999 year lease from 25th March 1989, plus share of freehold through directorship of the Spanish Ledge Management Company.

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.

WALK-THROUGH VIDEO

A walk-through video can be viewed at: <https://youtu.be/8vdHbJAqPE4>

EPC

Band "E". A copy of the Energy Performance Certificate can be downloaded at:
<https://find-energy-certificate.service.gov.uk/energy-certificate/0322-2847-7868-9694-3085>







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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