

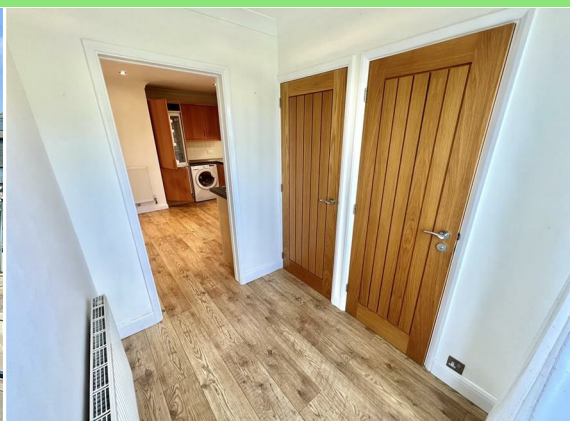
Albert Road

St. Ives

TR26 2EH

Asking Price £250,000

- NO ONWARD CHAIN
- STUNNING APARTMENT
- ALLOCATED PARKING
- LIVING ROOM AND BEDROOM ENJOYING SEA VIEWS
- EXPANSIVE, MODERN BALCONY WITH GLASS BALLUSTRADES
- ENSUITE TO BEDROOM ONE
- CONNECTED TO MAINS SERVICES
- WALKING DISTANCE TO THE TOWN CENTRE
- IDEAL FOR FIRST TIME BUYERS
- POPULAR DESIRABLE LOCATION



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Tenure - Leasehold - Share
of Freehold

Council Tax Band - B

Floor Area - 639.00 sq ft



Property Description

Nestled on the picturesque Albert Road in St. Ives, this charming apartment offers a delightful blend of comfort and stunning natural beauty. Spanning an impressive 639 square feet, the property features one well-appointed bedroom and two modern bathrooms, making it an ideal retreat for individuals or couples seeking a serene coastal lifestyle.

The apartment, with no onward chain, boasts a spacious reception room that invites an abundance of natural light, creating a warm and welcoming atmosphere. One of the standout features of this property is the breathtaking panoramic sea views that stretch across St. Ives, providing a picturesque backdrop for everyday living. Imagine enjoying your morning coffee or unwinding in the evening while gazing out at the tranquil waters.

It is connected to all mains services, ensuring a hassle-free living experience. Additionally, the property comes with the added benefit of a designated parking space, a rare find in such a sought-after location.

Embrace the coastal lifestyle and make this stunning apartment your own.

Entrance

Double glazed UPVC front door with side window opening into:

Hallway

Skimmed ceiling. Ample power sockets. Radiator. Laminate flooring.

Storage cupboard for coats and shoes plus housing the consumer unit and electric meter.

Doors leading to:

Bathroom

9'4 x 7'5 (2.84m x 2.26m)

Double glazed frosted window to the side aspect. Fully tiled.

Extractor fan. Bath with shower attachment. W/C with push flush. Integrated wash basin with mixer tap and built in storage cupboards beneath. Wall mounted mirror with light above. Shaver point. Two heated towel radiators. Tiled flooring.

Kitchen / Dining Room

12'11 x 9'10 (3.94m x 3.00m)

Skimmed ceiling. Skylight. Recessed spotlights. Extractor fan. Carbon monoxide detector. Range of wall and based fitted units with roll edge worksurfaces and tiled splash-backs. Integrated stainless steel sink with drainer and mixer tap, fridge/freezer, dishwasher, under counter oven/grill and four ring electric hob with extractor fan above. Space and plumbing for washing machine. Worcester combination boiler housed. Radiator. Ample power sockets. Laminate flooring. Skirting. Open plan archway leading into:

Living Room

18'1 x 11'3 (5.51m x 3.43m)

Double glazed window to the front aspect with stunning sea views of St Ives and across to Godrevy Lighthouse and Trevoise Head. Skimmed ceiling. Coving. Smoke sensor. Recessed spotlights. Radiator. Ample power sockets. Broadband/Phone connection point. Electric feature fire with floating wooden mantelpiece above. Laminate flooring. Skirting.

Bedroom

13'00 x 10'10 (3.96m x 3.30m)

Double glazed window to the front aspect with stunning sea views of St Ives and across to Godrevy Lighthouse and Trevoise Head. Skimmed ceiling. Coving. Recessed spotlights. Freestanding triple wardrobes. Radiator. Ample power sockets. Carpeted flooring. Skirting. Door leading into:

Ensuite

6'7 x 6'1 (2.01m x 1.85m)

Skimmed ceiling. Extractor fan. Fully tiled. Integrated wash basin with mixer tap and built in storage cupboards beneath. Wall mounted mirror with light above. W/C with push flush. Step up walk in shower unit. Heated towel radiator. Tiled flooring.



Outside

To the front there is an expansive balcony enclosed with glass balustrades and stainless steel surrounds enjoying panoramic, undisturbed views across the bay and beyond sizeable enough for outdoor furniture. To the rear there is a secure storage area perfect for storing bins with water access via wall mounted tap.

Parking

There is allocated parking for one space to the front of the property.

Services

The property is connected to mains water, gas, electricity, drainage and falls within Council Tax Band B.

Tenure and Charges

We are informed by our client that the property tenure is Leasehold with a Share of Freehold which is shared equally with the other two properties. This is managed through the set up company called Clearwater Management Limited. The service charges will be split equally at 33.3%. There is a 999 year lease from 2005 with ground rent charged at £50 per annum. A copy of the lease is available upon request.



Agents Note

Please note this apartment cannot be used as a holiday let.



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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