

4 LOMOND HALL, ST. IVES ROAD

Carbis Bay, St. Ives, TR26 2SY

Price: £220,000



CROSS ESTATES

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A beautifully presented two bedroom apartment located in the sought after coastal village of Carbis Bay. Offering spacious, bright and light accommodation throughout, the current vendors have upgraded the apartment to a super standard and viewing is recommended. Having some views of the sea from the front, gas central heating, double glazing and allocated parking space. The apartment is located in an ideal position for the local amenities and only a short walk down to Carbis Bay Beach. This really is a great property.





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LOCATION

Situated in the highly desirable coastal village of Carbis Bay, this property enjoys an enviable location just moments from a wide range of local amenities. Within a short and pleasant stroll, you can reach the picturesque Carbis Bay Beach, renowned for its golden sands and crystal-clear waters, as well as the nearby train station offering convenient links to the charming harbour town of St Ives and beyond. The property is also perfectly positioned for access to the South West Coast Path, ideal for those who enjoy scenic walks and breathtaking coastal views. For everyday convenience, a bus stop close by provides easy transport options, making it simple to explore the surrounding area without the need for a car. The vibrant town of St Ives is just a short journey away and offers an excellent selection of shops, restaurants, galleries, and additional beautiful beaches, making this location perfect for full time-living

ENTRANCE HALLWAY

UPVC double glazed front door, doors to all rooms

BEDROOM

Excellent sized double bedroom with double glazed window to the side and radiator under, ample space for wardrobes, carpeted, power points

BATHROOM

Well appointed bathroom with pedestal wash hand basin, stainless steel heated towel rail, close couple WC, panelled bath with mains connected shower over and glazed shower screen, part tiled walls, opaque double glazed window to the rear

BEDROOM

Double glazed window to the side and radiator under, space for wardrobe, power points

LIVING ROOM / KITCHEN

Super room, again offering bright and light accommodation. offering lounge, dining area and kitchen. With two windows to the front offering a glimpse of the sea. The lounge area is carpeted with radiator, power points and TV point with inset ceiling lights. The kitchen has been recently upgraded with modern fitted units in blue and white to provide ample eye and base level cupboard space with super worktop space over and under unit lighting. Integrated 4 ring gas hob with electric oven under and extractor fan over, inset stainless steel sink unit with routed drainer and mixer taps over, integrated dishwasher and washing machine, space for fridge freezer, ample power points, window to the front with sea glimpses.

MATERIAL INFORMATION

Verified Material Information Council Tax band: B Tenure: Leasehold Lease length: 978 years remaining (999 years from 2005) Service charge: £600 pa Property type: Flat Property construction: Standard construction Energy Performance rating: C Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Mains gas-powered central heating is installed. Heating features: Double glazing Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good Parking: Allocated Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: No Long-term area flood risk: No Historical flooding: No Flood defences: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes All information is provided without warranty. Contains HM

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OUTSIDE

The property benefits from an allocated off road parking space to the rear.

TENURE

See material information



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