



First Floor Flat
2a Gabriel Street

St. Ives

TR26 2LU









FIRST FLOOR FLAT, 2A GABRIEL STREET, ST. IVES, TR26 2LU

£325,000 - LEASEHOLD

A superb opportunity to acquire a two bedroom first floor apartment situated in a central location close to the towns shops, amenities, The Tate gallery and its wonderful golden beaches. The property is currently used as a holiday let and there is an opportunity to increase the existing business. The current owners will be setting up a new 999 year lease on the sale of the property. An early appointment to view is highly recommended.

*** TWO BEDROOM HOLIDAY APARTMENT * TWO EN-SUITE SHOWER ROOMS * KITCHEN
* LOUNGE * BALCONY * COURTYARD * CENTRAL LOCATION *
* INVESTMENT OPPORTUNITY * EPC=E *
* VIEWING ESSENTIAL ***

DOOR LEADING TO STEPS UP TO:

THE COURTYARD: With a low wall, garden fence and security light.

KITCHEN: 9' 9" x 6' 0" (2.97m x 1.83m) With laminate flooring, two base cupboards, double electric oven and hob with extractor over, three wall mounted cupboards, wall mounted fan heater and window with pleasant outlook over the Courtyard.

LOUNGE: 14' 2" x 14' 1 max (Irregular shape room)" (4.32m x 4.29m) Dimplex wall mounted heater, TV point, double glazed windows and sliding patio doors to the balcony at the front, electric fire with tiled surround and mantle over. Double glazed window to the rear.

BEDROOM ONE: 10' 9 plus wardrobe space" x 8' 8" (3.28m x 2.64m) With double glazed window to the side, Dimplex wall mounted heater, storage and door to:

ENSUITE: With laminate flooring, shower cubicle, fully tiled walls and wash handbasin.

SEPARATE W.C.: With laminate flooring, low level w.c. and double glazed obscure window to the rear.

BEDROOM TWO: 10' 11" x 9' 8" (3.33m x 2.95m) With heated towel rail, Dimplex wall mounted heater, double glazed window to the side and door to:

ENSUITE: With low level w.c., laminate flooring, pedestal wash handbasin with tiles over, shower cubicle and fully tiled walls.

LEASE: The current owners will be setting up a new 999 year lease on sale of the property.

TO VIEW: By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627 or Carbis Bay (01736) 795040

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall County Council, St Clare, Penzance, Cornwall TEL (0300 1234100)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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