



- TOWN CENTRE LOCATION
- VIEWS INTO THE BAY
- OPEN PLAN LIVING
- EPC RATING - C80

## ST IVES

Set within the heart of St Ives and offering a view to the front looking into the bay of St Ives. This quality apartment creates a ideal investment opportunity or second home. Offering an open plan lounge kitchen dining room. The town centre, beaches and picturesque harbour are only a short walk away.

**OIEO £250,000 Leasehold**

9 Sunday School, Bedford Road , St. Ives, Cornwall, TR26 1RP

**COMMUNAL ENTRANCE** The communal front door offers a telephone entry system. With a hallway leading up two flights of steps to the landing where there is an internal door leading into an internal hallway which leads to the front door of the apartment

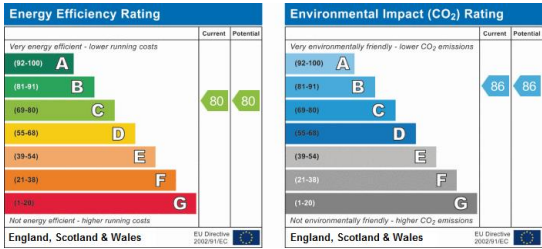
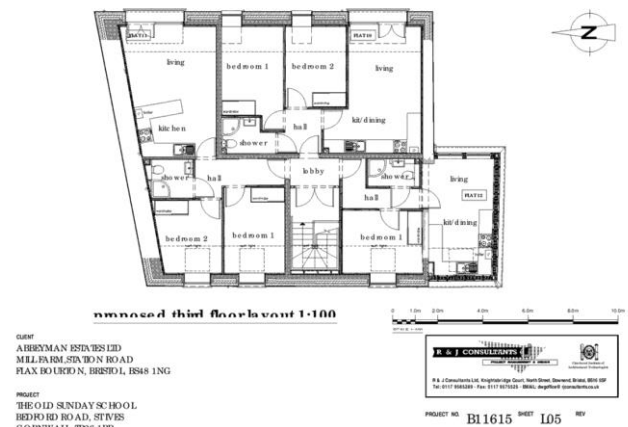
**RECEPTION HALL** Engineered oak flooring. Radiator. Wall mounted consumer unit and alarm control panel. Integrated ceiling spot lights. Hard wired smoke alarm. Doors into.

**LOUNGE KITCHEN DINER** 15' 13" x 9' 11" (4.9m x 3.02m) Engineered oak flooring. Radiator. Double glazed windows to the front aspect offering views into the bay of St Ives across towards Gwithian Towans. In the kitchen area there are a range of base level units and drawers incorporating a slimline dishwasher, fridge freezer and washer dryer. Offering polished granite worksurfaces above incorporating a stainless steel sink with carved drainer to side and a swan neck mixer tap above. Integrated 4 ring Bosch hob with oven grill below and extractor fan over. Double glazed window to rear aspect. Range of eye level units incorporating the gas boiler. Ceiling spot lights. Hard wired smoke alarm and Carbon monoxide detector.

**BEDROOM** 9' 54" x 8' 54" (4.11m x 3.81m) Engineered oak flooring. Radiator. Double glazed window to rear aspect. Integrated ceiling spot lights. Fitted wardrobe with drawers below.

**SHOWER ROOM** Tiled flooring. Vanity basin set into a unit with cupboard below with mirror front cabinet above and polished granite work top to side. Low level W/c with concealed cistern. Corner shower cubicle with tiled surrounds and splash backs with a Rose head shower head above and a shower hand attachment. Sliding glazed doors and surrounds. Stainless steel ladder towel rail.

**DIRECTIONS** Proceed down into St Ives passing the Co Op on the right. Upon reaching Barclays bank turn left and then first right where the old Sunday School will be found on the left.



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