



3 NORWAY FLATS, ST IVES

OPEN PLAN LIVING ROOM AND KITCHEN 1 BEDROOM. 1 BATHROOM. CLOSE TO BEACHES

Located in Downlong next to the beautiful garden of Norway Square, Flat 3 is a maisonette and has external steps from the square up to an entrance door. There is also a ground floor entrance door through the communal courtyard. Porthmeor Beach, Tate St Ives, Porthmeor Studios and the harbour are close by. The accommodation comprises open plan living room and kitchen, a shower room with WC and 1 spacious bedroom. There is a main wired smoke alarm and gas central heating.

LOCATION AND OVERVIEW Flat 3 is adjacent to Norway Square which is opposite the Mariners Gallery, the iconic Porthmeor Art Studios and St Ives School Of Painting. Norway Square is often frequented by artists and readers and during the September Festival poets and story tellers appear, which is rather lovely to overlook from the steps of this super property.

Guide price £225,000

3 Norway Flats, St Ives TR26 1NB

FROM THE COURTYARD - GROUND FLOOR ENTRANCE DOOR

The courtyard provides access to the entrance doors of this block of traditional restored houses, maisonettes and flats known as Norway. A key code is required to access the courtyard door and is used by the owners and guests of the afore mentioned properties.

ENTRANCE DOOR

Single glazed, dual paned entrance door opening into the:

OPEN PLAN LIVING ROOM AND KITCHEN 3.61m x 4.27m (11'10" x 14'0")

Single glazed window to the courtyard.



KITCHEN

There are base units with an integrated slimline dishwasher, electric oven and grill, a 4 ring ceramic hob, extractor hood, fridge with ice box, storage cupboards, built in larder, shelved recess, slate tiled floor and a radiator.



DINING AREA



LIVING AREA

Slate floor, door to the shower room and WC, stairs to the first floor.

SHOWER ROOM

Opaque single glazed window to the courtyard aspect. The suite comprises a corner shower, hand basin and a WC. Wall mounted cupboard housing the gas boiler. Slate tiled floor and a ladder style radiator.

STAIRS TO THE FIRST FLOOR

BEDROOM 1

Wood floor boards. High ceilings. Built in cupboard. Radiator. Stable style door to Norway Square.



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STABLE STYLE DOOR

Multi paned stable style door opening to the external steps that lead down to Norway Square. There is a ground floor entrance door into the property through the shared access courtyard which does not involve steps. This photograph shows the view of the square from the bedroom.



BEDROOM 1

2 windows to the communal courtyard aspect.



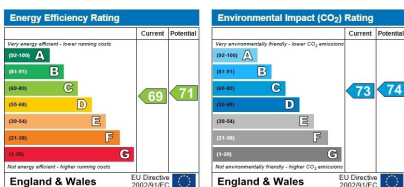
A VIEW OF NORWAY SQUARE GARDEN

AGENTS NOTE

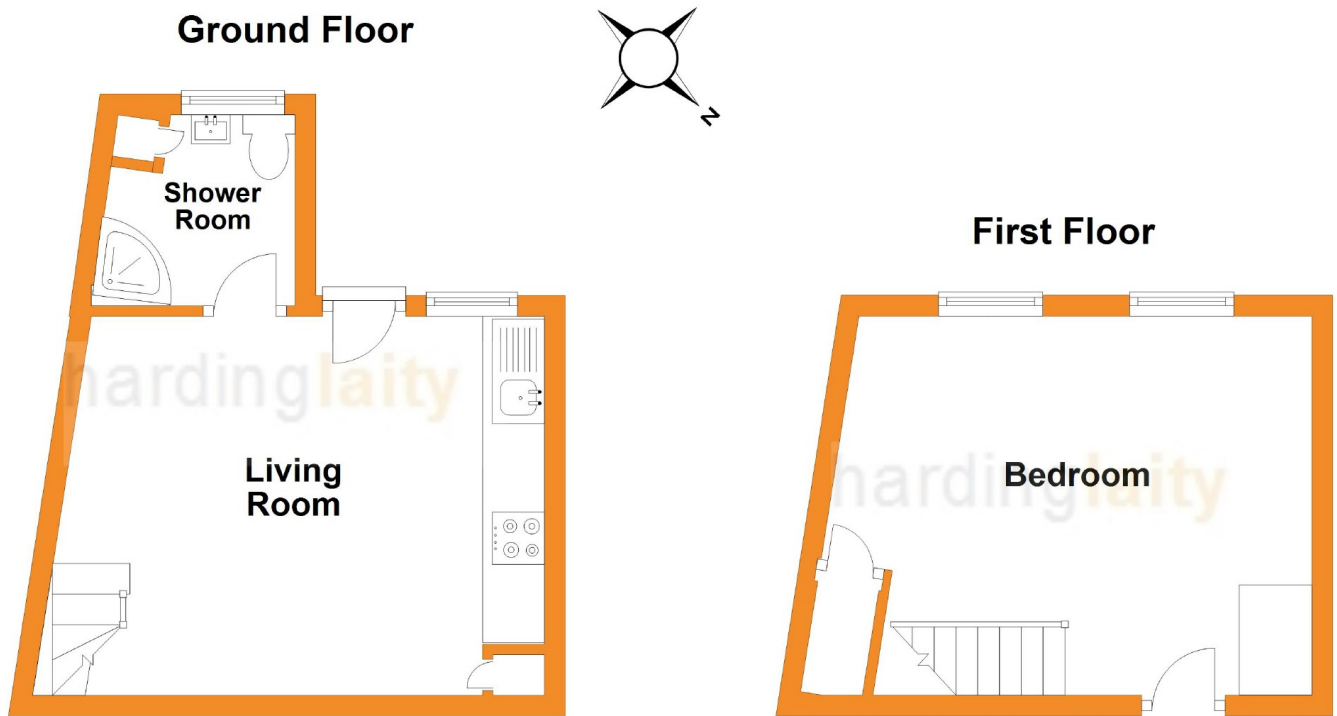
999 year lease created 01/0/2007.

TENURE

Leasehold



For clarification we wish to inform prospective purchasers that the sales particulars produced by this company should only be used as a general guide. We have not carried out a detailed survey, nor tested the services, or specific fittings. All measurements are approximate.



Flat 3 , Norway Flats, Norway Lane, St Ives