



£350,000 Guide Price

HIGH STREET ST IVES

Apartment | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- BEAUTIFULLY PRESENTED  
FIRST & SECOND FLOOR  
APARTMENT
- CENTRAL ST IVES  
LOCATION - VIEWING  
HIGHLY RECOMMENDED
- GRADE 2 LISTED
- SET ACROSS 2 FLOORS
- SPACIOUS LIGHT  
KITCHEN/DINING ROOM
- LARGE LIGHT DUAL  
ASPECT LIVING ROOM
- 3 BEDROOMS & FAMILY  
BATHROOM
- SHOWER ROOM &  
SEPARATE WC
- EPC E - LEASEHOLD  
(999yrs from 2017) - SMALL  
BUSINESS RATES RELIEF

## Property Description

Located in the bustling heart of St Ives this stylish and beautifully designed 3-bed Grade 2 listed apartment is set over 2 floors. Just a short distance from the harbour, restaurants, and galleries it has to be seen to be fully appreciated. Accessed via a flight of stairs from the high street it offers a really good sized light and well-equipped kitchen/dining room with ample room to seat 6, a bright and spacious dual aspect living room, a shower room and an understairs WC on the first floor. On the second floor, there are three good-sized bedrooms and a stylish family bathroom.

## Main Particulars

Located in the bustling heart of St Ives, just a short distance from the harbour, restaurants, and galleries. This stylish and beautifully designed 3-bed Grade 2 listed apartment is set over 2 floors, with creative and thoughtful use of space throughout, it has to be seen to be fully appreciated.

Accessed via a flight of stairs from the high street it offers a really good sized light and well-equipped kitchen/dining room with ample room to seat 6, a bright and spacious dual aspect living room, a shower room, and an understairs WC on the first floor. On the second floor, there are three good-sized bedrooms and a stylish family bathroom.

The full accommodation comprises :

From the front door, carpeted stairs rise to the first floor with a useful storage cupboard on the left-hand side housing the electricity consumer unit.

Door to

### **FIRST FLOOR HALL**

Understairs storage and cupboard housing the washing machine.

Opening to

### **KITCHEN 4.49m x 2.55m (14'9" x 8'4")**

Single glazed sash window with deep window seat to the front aspect. Contemporary-style white gloss kitchen units with Siemens electric hob and extractor over. Double Oven. Built-in dishwasher. Space for a fridge freezer. Ample storage and plenty of room to seat 6. Large larder/storage cupboard with shelf. Smoke detector. Downlighters. Laminate floor.

Door from the hall to

### **LIVING ROOM 6.60m x 3.50m (21'8" x 11'6")**

This lovely light dual-aspect room has two large windows to the side (one with a good-sized window seat) and one to the front. Built-in feature shelving. Downlighters. Laminate floor. 2 x Electric radiators.

## **SHOWER ROOM**

Fully tiled with wet room style enclosure and glass screen. Electric Mira shower. Downlighters. Extractor. Stainless steel towel warmer radiator.

## **WC**

Saniflo WC and wash hand basin. Downlighters. Laminate floor.

From the first-floor hallway, stairs rise to the second-floor landing.

Doors to

## **BEDROOM 1 3.08m x 2.87m ( 10'10" 9'5")**

Single glazed sash window to the front aspect. Downlighters. Carpet. Electric radiator.

## **BEDROOM 2 3.09m x 2.86m ( 10'2" x 9'6")**

Single glazed sash window to the front aspect. Lockable under eaves storage cupboard. Downlighters. Carpet. Electric radiator.

## **BEDROOM 3 3.42m x 2.28m (11'3" x 7'4")**

Some limited head height. Velux roof light. Access to loft space. Downlighters. Carpet. Electric radiator.

## **FAMILY BATHROOM 2.38m x 2.20m (7'10" x 7'3")**

Opaque UPVC double-glazed window to the side aspect. Opaque Velux roof light. Downlighters. Shaver point. Vanity wash hand basin with tiled splashback. Close coupled WC. Bath with tiled surround. Cupboard housing hot water cylinder. Extractor. Laminate floor. Stainless steel towel warmer electric radiator.

## **SERVICES**

Mains electric water and drainage. Electric heating.

## **COUNCIL TAX**

Small Business Rates Relief

## **AGENTS NOTE**

The property is leasehold and has the remainder of a 999 year lease from 2017.

The current owners pay a contribution to the buildings insurance of approx. 45% (£250) and a share of maintenance costs when required.

The property cannot be holiday let & pets are not allowed without prior consent from the Freeholder.

**DETAILS DISCLAIMER**

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs, and floor plans are for general guidance only. Salt Estate Agents have not tested any services, appliances, or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not specifically itemised within these particulars are deemed removable by the vendor.



## High Street, St. Ives, TR26

Approximate Area = 880 sq ft / 81.7 sq m

Limited Use Area(s) = 82 sq ft / 7.6 sq m

Total = 962 sq ft / 89.3 sq m

For identification only - Not to scale



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		

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