



£398,000 Guide Price

St James Court St Ives Cornwall

Apartment | 3 Bedrooms | 3 Bathrooms

07751 768888 or 01736

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Step Inside

Key Features

- MODERN SPACIOUS & STYLISH 3 BEDROOM MAISONETTE
- PRIVATE PARKING SPACE
- A QUIET TUCKED AWAY, YET WELL LOCATED POSITION
- KITCHEN/BREAKFAST ROOM & SEPARATE LIVING ROOM WITH JULIET
- MASTER BEDROOM WITH JULIET & ENSUITE
- TENURE LEASEHOLD - REMAINDER OF 999YRS GRANTED IN 2009
- CURRENT OWNER HAS SMALL BUSINESS RATE RELIEF
- EPC RATING B (81)
- CURRENTLY A POPULAR HOLIDAY LET WITH GREAT REVIEWS

Main Particulars

No 8 St James Court is a stylish purpose built 3 bedroom maisonette, with a proper bonus in St Ives - its own private parking space!

Currently a popular holiday let with great reviews, the spacious and thoughtfully planned layout comfortably accommodates six. The property is set over two floors with its own private access, a good sized kitchen/breakfast room, lovely light living room with a Juliet balcony, and a wc/utility on the first floor. On the second floor there are three good sized bedrooms, one is currently used as a bunk room, the master has a Juliet balcony and a well appointed shower room ensuite, and the family bathroom and ensuite have amazing views!

If you are looking for an up and running holiday let, a second home or a permanent home in a quiet, tucked away yet well located position in St Ives, with a parking space, then no 8 is the one for you - viewing is very highly recommended to appreciate all it has to offer.

THE PRROPERTY

Accessed off of the Stennack under an archway into a private paved courtyard and allocated parking area.

THE ACCOMMODATION

A upvc door with glazed panel opens into the

ENTRANCE HALL

Coat hanging area. Smoke alarm.

Stairs to

FIRST FLOOR LANDING

Upvc double glazed window to the side aspect with lovely views out over the town, to Godrevy Lighthouse and up the northern coastline.

Lockable understairs storage cupboard. Electricity consumer unit. Smoke alarm. Radiator.

Doors to

LIVING ROOM 4.9m x 3.3m (16' x 10'8")

A really nice light room with upvc double glazed French doors to the front aspect out to a Juliet balcony. Smoke alarm. Carpeted. Radiator.

KITCHEN 2.8m x 3.1m (9'1" x 10'1")

Ample room for a good sized dining table and chairs.

Upvc double glazed window to the rear aspect. Range of matching kitchen units with cupboards, a drawer and a stainless steel sink and drainer. Integrated dishwasher and fridge/freezer. Built-in gas over with four ring hob and extractor over. Wall mounted Worcester boiler. Downlighters. Smoke Alarm. Radiator.

WC/UTILITY 2M X 1.37M (6'5" X 4.5")

Upvc opaque double glazed window to the rear aspect. Close coupled WC. Pedestal wash hand basin. Space and plumbing for washing and tumble dryer. Smoke alarm. Ceramic tiled floor. Radiator.

From the first floor landing stairs, with a half landing return, to the second floor.

SECOND FLOOR LANDING

Access to the loft space. Smoke alarm. Radiator.

Doors to

BEDROOM 1 - Master 3.5m x 3.3 (11'4" x 10'8")

A good sized spacious master bedroom which currently has a king size bed in it. Upvc double glazed French doors out to the Juliet balcony. Smoke alarm. Carpeted. Radiator.

Door to

ENSUITE SHOWER ROOM 2.9m (into shower) x 1.2m (9'5" x 3'9")

Upvc double glazed window to the side aspect - with lovely views. Shower enclosure with mains shower. Close coupled WC. Pedestal wash hand basin. Downlighters. Ceramic tiled floor and walls. Stainless steel towel warmer radiator.

BEDROOM 2 3.1M X 2M (10'1" X 6'5")

Upvc double glazed window to the rear aspect. Smoke alarm. Carpeted. Radiator.

BEDROOM 3 2.3m x 2m (7'5" x 6'5")

Currently used as a bunk bed room. Upvc double glazed window to the rear aspect. Smoke alarm. Carpeted. Radiator.

OUTSIDE

There is a paved private numbered parking space directly opposite the front door to the property.

AGENTS NOTES

The property is leasehold with the remainder of a 999 year lease granted in 2009.

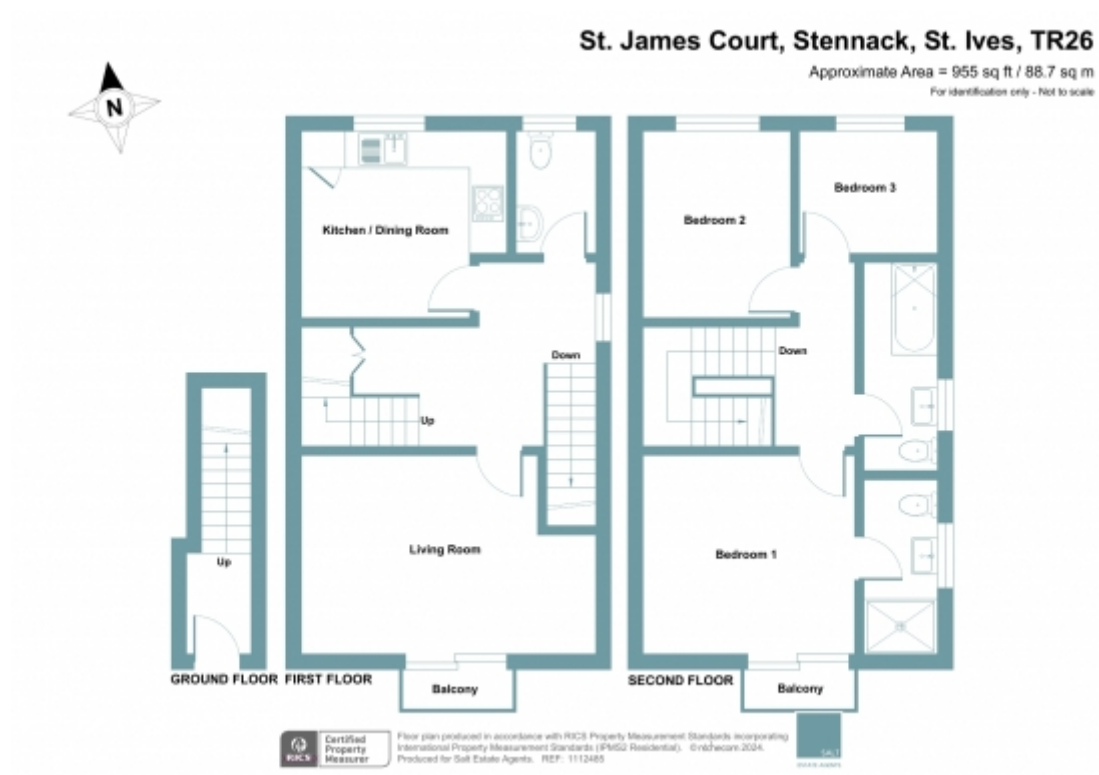
The annual amount payable to the management company is £1700.

The current owner is registered for Small Business Rate relief and therefore does not pay council tax.

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.





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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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