



EPC: C

Manor Close, Lelant, St. Ives

Asking Price: £325,000





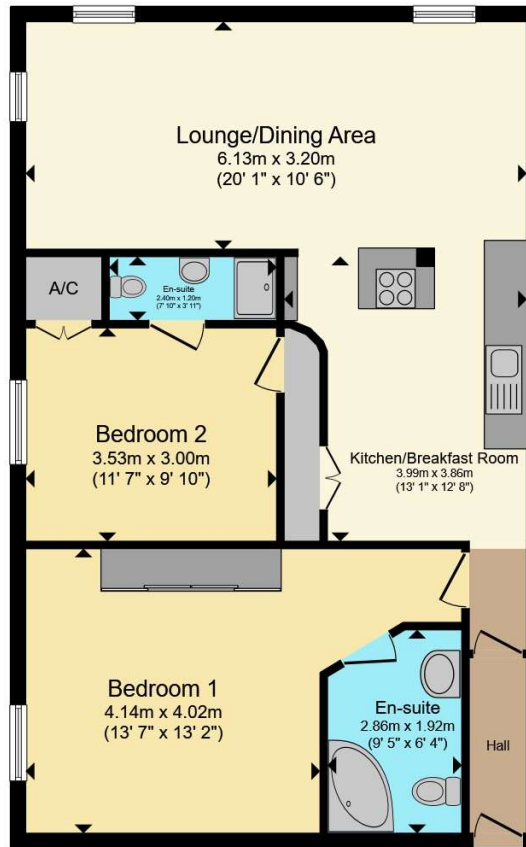




An immaculately presented first floor apartment in a converted mansion just a stones' throw away from the beautiful coastal path in Lelant and the stunning Porth Kidney beach. The property consists of a spacious master bedroom with en suite and a second en suite bedroom. The open plan living area is bright and spacious with a feature kitchen diner. Outside there is a reserved parking space and well cared for communal gardens. This high specification property would make both a great investment or main residence for someone wanting to live permanently in this beautiful village just a short drive (or picturesque train ride) from St Ives.

- Excellent Condition
- Chain Free
- Walking distance to the renowned West Cornwall Golf Course (the oldest in Cornwall)
- Cliff Top Walks from the door step
- Parking
- Superb location





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Council Tax Band: **C**

Tenure: **Leasehold**

Service Charge: **£2,000**

Years Left on Lease: **981**

Ground Rent: **£25**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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