


**Valley Road, ST. IVES, Cornwall**

Guide Price: £200,000

Miller Countrywide













A superb ground floor apartment situated in an elevated position with views of the sea on the seward side of Carbis Bay within easy access of the local shops and amenities and a short walk down the hill to the ever popular Carbis Bay Beach.

The transport links are ideal with the local bus service and train line close by and access onto the main road andf then out to the A30.

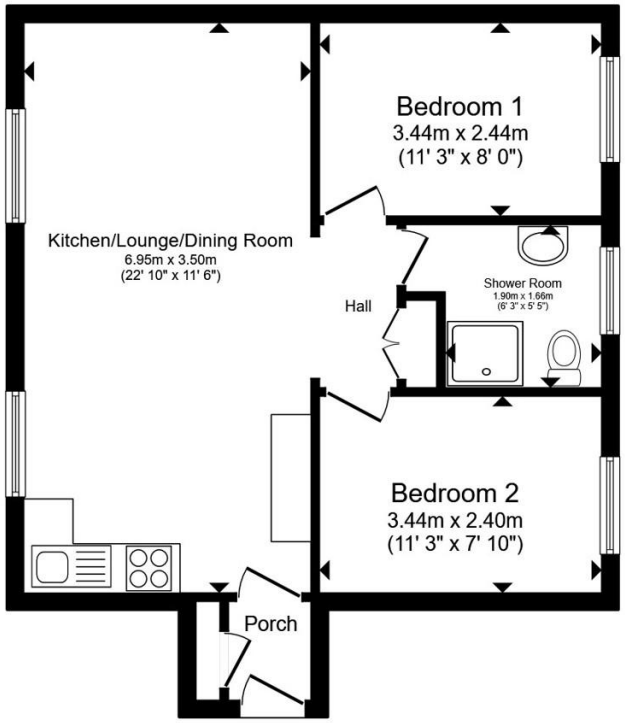
The property has been modernised and improved by the current owners who have created a contemporary and calming space with the accommodation comprising two double bedrooms, open plan kitchen/dining/living room and modern bathroom.

Outside the property is set in well maintaned communal grounds with views of the sea and the coast. The apartment benefits from an allocated parking space.

Being sold with no onward chain a viewing is strongly recommended.








Total floor area 49.3 m² (531 sq.ft.) approx

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.propertybox.io

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Council Tax Band: **B**

Tenure: **Leasehold**

Service Charge: **£1,467**

Years Left on Lease: **956**

Ground Rent: **£40**

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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