



## **FLAT ABOVE SHOP, 9 HIGH STREET, ST. IVES**

### **4 BEDROOM APARTMENT. IN NEED OF SOME WORK SUBSTANTIAL ACCOMMODATION ARRANGED OVER 2 FLOORS**

This is a spacious apartment which is in need of some work located close to St Ives harbour. There are some original features remaining and the accommodation is arranged over 2 floors. The first floor comprises a living room, kitchen, 1 bedroom, bathroom, WC and a utility room. The second floor comprises kitchen, a bathroom and 2 bedrooms. The vendors will be separating the utilities from the shop below and a lease is to be created.

#### **LOCATION AND OVERVIEW**

The apartment is situated above Pengenna Pasties in the high street. There is a side ground floor entrance door to the left of the shop which opens to a shared passage way and the entrance door to this property. The historic harbour, beautiful beaches, Tate St Ives and award winning restaurants are all in the vicinity.

**Offers in the region of £315,000**

## **GROUND FLOOR SIDE ENTRANCE**

At street level there is a door opening to a tiled passage that provides entry doors to 3 different properties, the 'Flat Above Shop' being one of them. The entrance door is on the right hand side.

## **ENTRANCE DOOR TO THE APARTMENT**

Door opening to the vestibule.

## **VESTIBULE**

The door on the left opens to the Bakery belonging to Pengenna Pasties. The stairs lead up to the first and second floors of the apartment.



## **FIRST FLOOR LANDING**

On the turn of the stairs to the landing there is a single glazed window to the side aspect and a night storage heater underneath. From the landing there are stairs up to the second floor landing, door to a utility room and a door to the internal hallway off which is the bedroom, bathroom, living room and kitchen.

## **BEDROOM 1 3.98m x 2.98m (13'1" x 9'9")**

2 opaque glazed sash windows to the side aspect. Built in cupboard.



## **INTERNAL HALLWAY**

Doors to the following:

## **WC 1.29m x 1.70m (4'3" x 5'7")**

Velux style window. Pedestal hand wash basin and WC.



Flat Above Shop, 9 High Street, St. Ives TR26 1RR



**BATH AND SHOWER ROOM 2.43m x 2.91m (8'0" x 9'7")**  
 Borrowed light from the Velux style window in the WC. The suite comprises corner bath, shower enclosure, vanity unit with inset sink, close coupled WC and eye level storage cupboards.

**BEDROOM 2 3.93m x 3.75m (12'11" x 12'4")**  
 Measurements include the built in mirrored wardrobes. There is an opaque double glazed window to the side aspect and a decorative fireplace with a wood mantle.



**LIVING ROOM 3.85m x 4.15m (12'8" x 13'7")**  
 2 double glazed sash windows to the front aspect. Inset coal effect electric fire with a hearth and wood mantle.



**KITCHEN 3.59m x 4.05m (11'9" x 13'3")**  
 Double glazed sash window to the front aspect. The kitchen comprises country style base and eye level units with a cupboard housing a fridge, space and plumbing for a dishwasher, space for a 4 ring gas hob, a cooker hood, inset 1 ½ bowl single sink and drainer, decorative fireplace with a wood mantle.



**FROM THE FIRST FLOOR LANDING**  
 Stairs to the second floor landing. On the turn of the stairs there is sash window to the side aspect.

## SECOND FLOOR LANDING

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	71	51	51
33	33	19	19

Not energy efficient - higher running costs  
 EU Directive 2002/91/EC  
 England & Wales

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.

Walk through to the kitchen, door to the bathroom and bedrooms. Double glazed window to both aspects and a night storage heater.



**KITCHEN 2.61m x 3.15m (8'7" x 10'4")**

Sash window to the side aspect. Range of base units, work surfaces and eye level cupboards, space for a freestanding fridge and a 4 ring electric cooker. There is a cooker hood already in place.



**BATHROOM 1.22m x 2.21m (4'0" x 7'3")**

Bath, corner sink, WC and an extractor fan.



**BEDROOM 3 3.09m X 2.60m BY 1.94m x 1.76m (10'2" X 8'6" BY 6'4" x 5'9")**

This is an L shape room. Velux style window to the front aspect. Decorative fire place with a wood mantle. Built in cupboards and under eaves storage cupboards.



**BEDROOM 4 3.73m x 5.73m (12'3" x 18'10")**

This is an irregular shaped room and the measurements have been taken from the longest and straightest walls. 2 Velux style windows to the side aspect. 1 built in cupboard and an under eaves storage cupboard.

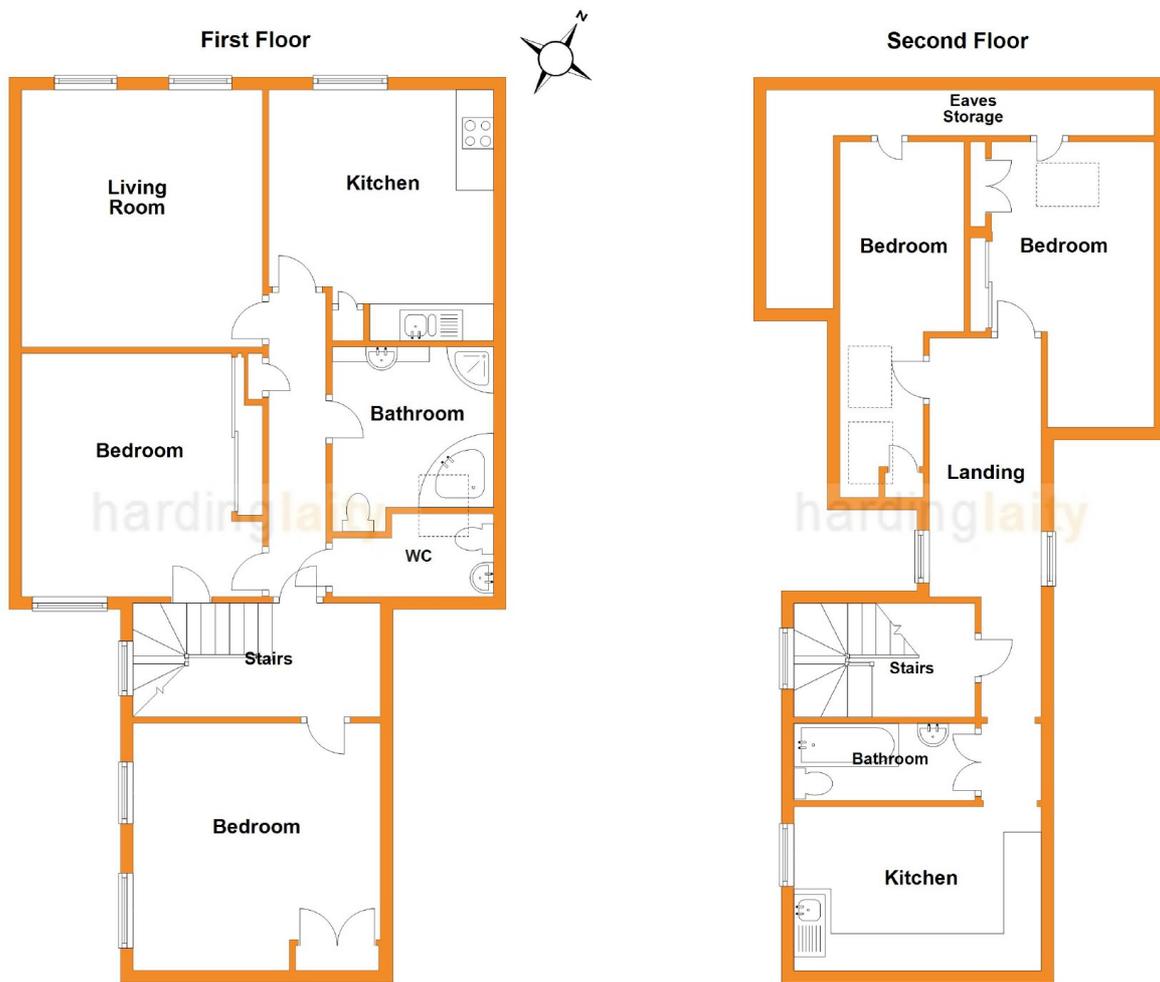
**AGENTS NOTE**

The vendors of the apartment are the freeholders of the building including Pengenna Pasties. The utilities have not yet been separated from the shop and a lease is to be created for the apartment.

**TENURE**

Leasehold

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