



APARTMENT 6, THE GALLERIES, 7 GODREVY TERRACE, ST IVES

**2 BEDS. 2 RECEPTION ROOMS. LIFT & GARAGED PARKING SPACE.
PANORAMIC BEACH & SEA VIEWS.**

The Galleries is an impressive building situated above Tate St Ives with spectacular panoramic beach, sea and coastal views. The sunsets are truly amazing at all times of the year. The apartment benefits from the installation of a six person lift that serves all three floors and operates from the undercroft parking area. Brilliant for luggage and furniture. Apt 6 is situated on the 3rd floor and is a duplex construction with a feature open beamed ceiling to the octagonal top floor lounge. This room has amazing views directly over Porthmeor Beach. There is gas fired underfloor heating, Bang & Olufson integral sound system and CAT 5 wiring where stated. On the ground floor is a useful lockable store room and access to the undercroft car parking. Parking for 1 car. LOCATION AND OVERVIEW. The property is perched in a unique and enviable position directly above Tate St Ives and it is just a short stroll down hill to the Blue Flag rated Porthmeor Beach. This is a great location to access the fabulous restaurants, interesting shops, historic harbour, Porthgwidden and Porthminster beaches, all only a short walk away. This apartment has light, spacious, 2 bedroom 2 bathroom accommodation and has been in the same family since construction 15 years ago. Lovely as a home or could also achieve good income from holiday letting.

Price £699,950

COMMUNAL ENTRANCE

Part glazed entrance door opens into the communal vestibule. Within the vestibule are individual lockable storage cupboards for each of the six apartments, a door to the stairs to the upper floors or 3 steps down to the lift and the door to the communal integral garage. Apartment 6 is on the 3rd floor.

FRONT ENTRANCE DOOR

ENTRANCE HALLWAY

The wood entrance door opens to a hallway comprising a wall mounted entry phone system, wall mounted thermostat for underfloor heating, ceiling mounted heat sensor and sprinkler, floor level lighting and engineered Oak flooring. The sun room is open to the hallway and there are doors to the bathroom, 2 double bedrooms, storage cupboard, kitchen and dining room and stairs to the lounge.



BATHROOM 3.31m x 1.88m (10'10" x 6'2")

The matching suite comprises bathroom inset handbasin, bath with mains shower over and a shower screen, close coupled WC with concealed cistern. Grey marble floor and wall tiles. Tiled cupboard providing space and plumbing for a washing machine. Wall mounted cupboard housing the consumer unit. Ceiling speakers and remote control for Bang & Olufson sound system. Inset ceiling lights. Ceiling mounted extractor. Wall mounted Dimplex towel rail.



BEDROOM 1 5.85m x 3.54m (19'2" x 11'7")

Measurements include the built in wardrobes. Double glazed window to seaward aspect with absolutely wonderful views straight out to sea over Porthmeor Beach or Man's Head, The Island and beyond. Two built in double wardrobes with cupboards over. Television point. Two internet connection points. Loft hatch in ceiling. Inset ceiling lights with dimmer switches. Wall mounted thermostat for underfloor heating. Wall mounted isolator switch for extractor in shower room. Engineered oak flooring. Door to:



EN-SUITE SHOWER ROOM 2.33m x 1.90m (7'8" x 6'3")

Measurements include the shower and WC recesses. White bathroom suite with wall hung washbasin with mirror over. Tiled shower enclosure with mains shower. Close coupled WC with vanity cupboard over. Grey marble floor and wall tiles. Ceiling speakers and remote control for Bang & Olufson sound system. Ceiling mounted extractor. Dimplex heated towel rail.



BEDROOM 2 4.16m x 3.34m (13'8" x 10'11")

Measurements include fitted wardrobes. Double glazed window with deep sill/window seat to side aspect with lovely views over Tate St Ives, Porthmeor Beach, Man's Head and Clodgy. Two built in double wardrobes with cupboards over. Television point. Two internet connection points. Inset ceiling lights with dimmer switches. Wall mounted thermostat for underfloor heating. Engineered oak flooring.

STORAGE CUPBOARD

Storage cupboard housing the Worcester boiler, which was installed in December 2017, the programmer, pump and the manifold system for the

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underfloor heating. Control unit for entry phone system. BT point. Hallway continues into the sun room.



SUN ROOM 2.23m x 3.31m (7'4" x 10'10")

Double glazed windows to side and rear aspect with beautiful views over Tate St Ives, Porthmeor Beach, Man's Head and Clodgy. The sunset views in the evening can also be amazing. Glazed roof. This light filled area is currently used by the vendors to provide an additional sleeping area with a sofa bed. Ceiling speakers and remote control for Bang & Olufson sound system. Engineered oak flooring. Stairs to living room and door to kitchen/dining room.

VIEW FROM THE SUN ROOM

Beautiful sea and coastal views taking in Porthmeor Beach, Man's Head and Clodgy Point



OPEN PLAN KITCHEN/DINING ROOM 7.29m x 4.71m (23'11" x 15'5")

Measurements include the under stair recess in the dining area.



DINING ROOM

Three double glazed windows along a curved wall to side and rear aspects offer wonderful views over Porthmeor Beach, Man's Head, Clodgy Point and beyond. An under stair recess provides a useful and discrete storage area. Television point. Two internet connection points. Inset ceiling lights on dimmer switches. Ceiling speakers and remote control for Bang & Olufson wall mounted sound system. Wall mounted thermostat for underfloor heating. Engineered oak flooring.



KITCHEN AND DINING ROOM VIEW

Fabulous views out over the Atlantic Ocean.



KITCHEN

Double glazed window with views straight out to sea incorporating St Ives, Man's Head, Porthmeor Beach and the Island.

Range of contemporary wall and base units with easiclose drawers providing extensive storage. Silestone worktops with upstands. Inset sink with flexispray tap. Integrated Bosch dishwasher, oven and combination oven/microwave. Integrated larder fridge/freezer. Kitchen island with silestone worktop with storage under. Inset five ring Bosch induction hob. Integrated wine cooler. Engineered oak flooring.





KITCHEN SHOWING VIEW TO THE BEACH AND THE ISLAND

STAIRS TO UPPER FLOOR

Oak stairs rise to the upper floor.



LOUNGE 4.74m x 4.72m (15'7" x 15'6")

Measurements include the staircase.

Octagonal room with double glazed windows to seven of the eight sides giving spectacular panoramic views most notably over Tate St Ives, Man's Head and Clodgy, Porthmeor Beach, The Island and St Nicholas' Chapel. This light filled room has a vaulted ceiling. Wall mounted thermostat for underfloor heating. Wall mounted spotlights with dimmer switches. TV point.



LOUNGE VIEW

Panoramic sea and coastal views taking in Porthmeor Surf Beach, Man's Head and Clodgy Point. Marvellous sunsets can be enjoyed year round from this fabulous room.



LOUNGE VIEW

Panoramic sea and coastal views taking in Porthmeor Surf Beach, The Island, and out across the Atlantic Ocean.

LOUNGE CEILING

GARAGE

From the communal entrance a door opens to the lift lobby and garage entrance. The allocated parking space for Apartment 6 is located by the rear door to the garage. There is lockable private storage in the garage with racking for surfboards. This is the 2nd storage area belonging to this apartment.

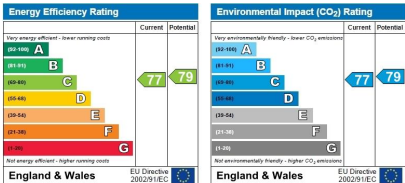


NUMBERED PRIVATE STORE ROOMS

This is the 1st storage cupboard directly next to the external front door.



TENURE
Leasehold



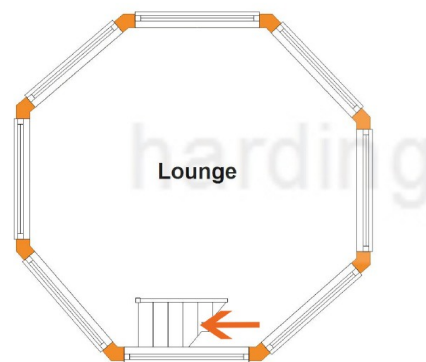
For clarification we wish to inform prospective purchasers that the sales particulars produced by this company should only be used as a general guide. We have not carried out a detailed survey, nor tested the services, or specific fittings. All measurements are approximate.

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