



CRESTA FLAT, TREGENNA PLACE, ST IVES

A BEAUTIFULLY RENOVATED & RESTORED FLAT 3 BEDROOMS. SUN TERRACE. TOWN LOCATION

Cresta Flat is a 3 bedroom first floor flat & the accommodation is arranged over 2 floors. It underwent an extensive renovation both internally & externally & is a fresh, beautifully presented space. Centrally located in the heart of town the access is from a pedestrian lane behind the library. A phone entry system has been installed at the ground floor entrance gate in the lane. The superb harbour, eclectic selection of shops, award winning restaurants & beautiful golden beaches are all in the vicinity. In brief the accommodation on the first floor comprises a kitchen, utility cupboard, shower room, spacious living room, 1 double & 1 good size single bedroom. On the second floor there is the main bedroom with double glazed doors opening to a terrace. From the terrace there is an external staircase down to the front door & a further external staircase down to the ground floor. Garage available by separate negotiation.

Price £235,000

ACCESS

Cresta Flat is accessed from a pedestrian lane located behind the library in the centre of the town. This lane also provides pedestrian access to the rear of some of the business premises in Tregenna Place. An entrance gate, with security entrance system, opens from this lane to a slate tiled path which is shared with one other premises. A set of external timber steps lead up to the first floor front door of the flat. A further set of external steps lead up to a decked area with double doors opening to bedroom 3. There is also an internal staircase to the main bedroom.

FIRST FLOOR ENTRANCE DOOR

Double glazed door, with an inset opaque glazed window, opening to the vestibule.

VESTIBULE 0.97m x 0.88m (3'2" x 2'11")

The vestibule is open to the kitchen. There is a wall mounted door phone entry system.



KITCHEN 1.80m x 2.83m (5'11" x 9'3")

Double glazed window to the rear aspect. Matching range of base and eye level units with wood effect work surfaces. Integral freezer, fridge and slim line dishwasher, inset single sink and drainer, Neff ceramic hob, Neff electric oven and grill and an overhead extractor hood. Wall mounted Worcester gas boiler with wireless remote control option. Door opening to utility cupboard which offers space and plumbing for a washing machine and a tumble dryer. Small loft hatch. Mains wired electric smoke alarm. Wood effect flooring, walk through to the:



INTERNAL HALLWAY

Wall mounted wireless control panel for the central heating system. Radiator with thermostat. Door to the shower room and WC.

SHOWER ROOM 1.83m x 2.29m (6'0" x 7'6")

Opaque double glazed window to the side aspect. The matching suite comprises corner shower enclosure, hand basin with a cupboard under and a mirrored cupboard above, close coupled WC with concealed cistern, extractor fan, ladder style radiator and underfloor heating.



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HEAD HEIGHT OF LIVING ROOM DOORWAY 1.78m (5'10")

LIVING ROOM 5.26m x 3.20m (17'3" x 10'6")

Measurements include the initial part of the staircase to the first floor.

Recess double glazed window, with a window seat, to the rear aspect and a double glazed tilt and turn window also to the rear aspect. Contemporary wall mounted electric fire with a curved glass front panel and remote control. 2 television points, wall mounted heating thermostat, radiator with thermostat, exposed and painted beams, mains wired smoke alarm. Stairs to the second floor bedroom 3.



SMALL INTERNAL HALLWAY 2.04m x 1.02m (widening to 1.70m) (6'8" x 3'4" (widening to 5'7"))

Under stairs storage area. Doors to bedrooms 1 and 2.

BEDROOM 1 3.95m x 3.19 (13'0" x 10'6")

Double glazed sash tilt and turn window to the front aspect overlooking Tregenna Place. Cupboard housing the consumer unit. Television Point. Radiator with thermostat.



BEDROOM 2 2.97m x 3.29m (9'9" x 10'10")

Measurements include the recess window. Double glazed tilt and turn sash window with a window seat to the front aspect overlooking Tregenna Place. Picture rail, Television point. Radiator with thermostat.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	72	71	71

Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-10).
 Environmental Impact (CO₂) Rating: A (12-15), B (16-20), C (21-25), D (26-30), E (31-35), F (36-40), G (41-45).

England & Wales EU Directive 2002/91/EC
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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.



BEDROOM 3 3.96m x 3.65m (13'0" x 12'0")

This is a lovely bright room with a Velux window to the rear elevation and double glazed doors opening to a decked sun terrace. From this terrace open tread timber steps lead down to the flat entrance door and a further set of external steps lead down to the ground floor. There are 2 under eaves storage cupboards, a spacious storage space and a radiator with a thermostat. The vendors have informed us that the appropriate plumbing for an en suite is in place underneath the carpet and flooring.



STORAGE SPACE 1.69m x 1.72m (5'7" x 5'8")

This is a very useful storage space with restricted head height which is open to the bedroom but tucked around the corner.



TERRACE

AGENTS NOTE

There is a single garage available by separate negotiation. The garage is available for £14,000 and can be located in Garth An Creet. We are awaiting further details of measurements from our vendor.

TENURE

Leasehold

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