



## TOP FLOOR FLAT, 23 BEDFORD ROAD, ST IVES

### WELL PRESENTED 3 BEDROOM 2 BATHROOM TOWN CENTRE FLAT

This delightfully presented 3 bedroom flat is situated on a south facing terrace close to the centre of town. It has sea views from the upper floor and is well placed for holiday letting or as a main home.

LOCATION AND OVERVIEW. The beautiful harbour, beaches, restaurants and shops are only a short stroll away as is Tate St Ives and the Barbara Hepworth Sculpture Gardens. The accommodation is arranged over the first and second floors and has gas central heating and double glazing. There are 2 double bedrooms and a single bedroom on the first floor along with a bathroom and a large shower room. The open plan living room/kitchen is on the second floor and has some sea views from the dormer window. This is a well presented property and early viewing is recommended.

**£299,000**



### **MAIN ENTRANCE**

From Bedford Road steps lead up to the shared front door which opens to the vestibule. Door to the Top Floor Flat is immediately in front.

### **FLAT ENTRANCE**

Stairs up to the mezzanine landing with further steps up to the main landing.

### **MEZZANINE LANDING**

Steps up to the bathroom and the shower room.

### **BATHROOM 2.23m x 1.41m (7'4" x 4'8")**

PVCu double glazed window to the side aspect. Tiled floor and part tiled walls. WC, bath and washbasin with mirror above and shaver point. Radiator. Extractor fan.



### **SHOWER ROOM 3.12m x 2.52m (10'3" x 8'3")**

PVCu double glazed window to the side aspect. Tiled floor and part tiled walls. Washbasin, WC, bidet and shower enclosure with mains shower. Radiator.



### **LANDING**

Doors to the 3 bedrooms and stairs to the upper floor living room/kitchen.

### **BEDROOM 1 3.12m x 3.16m (10'3" x 10'4")**

PVCu double glazed window to the rear aspect. Feature fireplace. Radiator.



### **BEDROOM 2 3.08m x 5.13 (10'1" x 16'10")**

Measured into the bay window. PVCu double glazed bay window to the front aspect with a view over the rooftops to St Ives Bay and the Gwithian coastline. Feature fireplace. Radiator.



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**BEDROOM 3 3.05m x 1.86m (10'0" x 6'1")**  
 PVCu double glazed window to the front aspect. Under stair storage area. Radiator.

**FROM THE LANDING STAIRS TO THE UPPER FLOOR**  
 Landing with under eaves storage. Door to the living room/kitchen.



**LIVING ROOM / KITCHEN 5.91m x 4.13m (19'5" x 13'7")**



**LIVING AREA**



**DINING AREA**  
 PVCu double glazed dormer window to the front aspect with a sea views over the rooftops to the Gwithian coastline.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
162-198	A			162-198	A
144-161	B			144-161	B
126-143	C			126-143	C
108-125	D			108-125	D
90-107	E			90-107	E
72-89	F			72-89	F
54-71	G			54-71	G
		61	64		
				57	62

Best energy efficient - lower running costs  
 Best environmentally friendly - lower CO<sub>2</sub> emissions  
 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.



## VIEW FROM THE DINING AREA



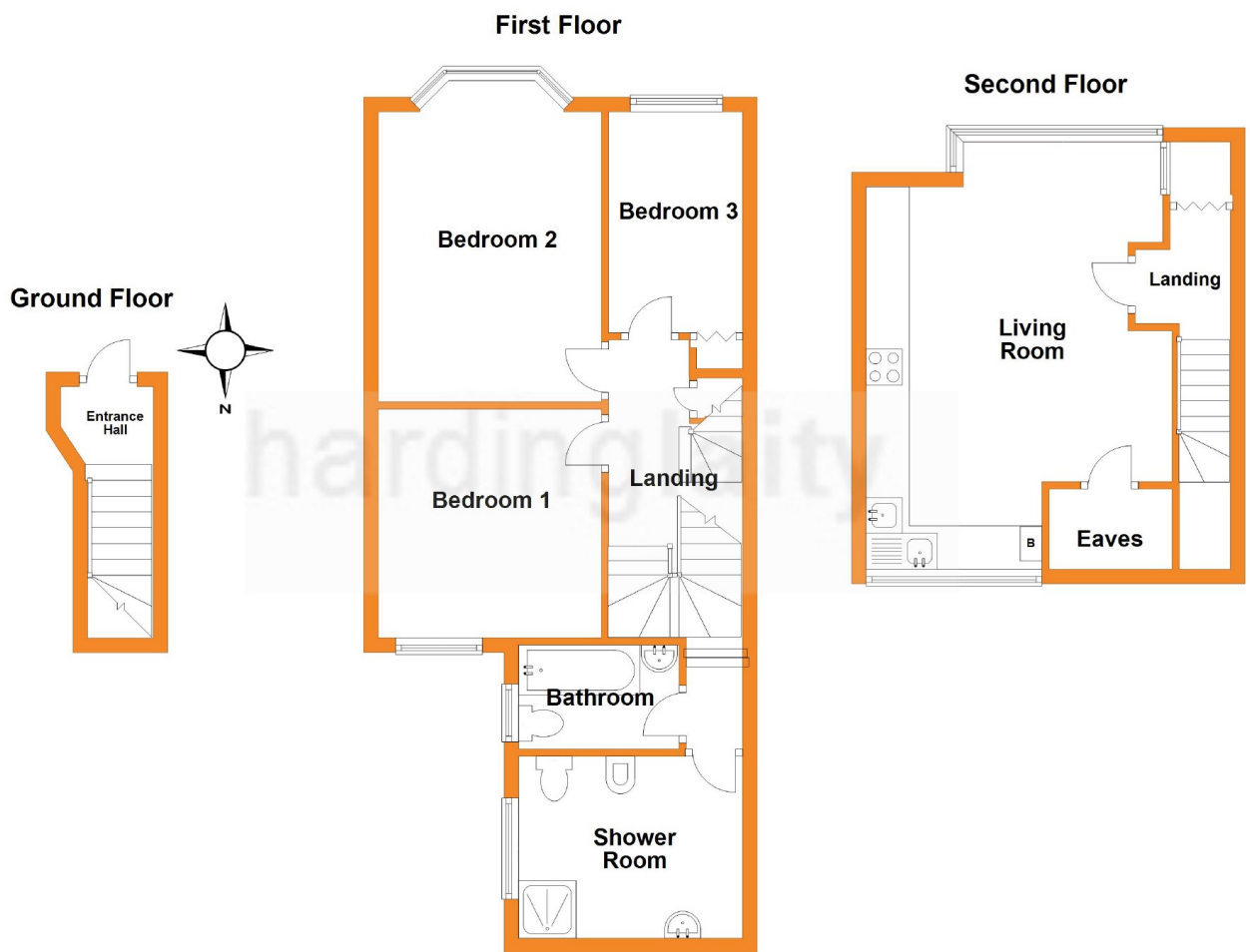
## KITCHEN AREA

PVCu double glazed dormer window to the rear aspect. Wood floor. The kitchen has ample storage in a range of cupboards and drawers and comprises a corner double bowl sink, an inset 4 burner gas hob with extractor hood above and electric oven below. There is an integrated dishwasher, integrated, fridge and an integrated freezer. Space and plumbing for a washing machine and tumble dryer. Wall mounted gas boiler. Telephone point. TV aerial point. Under eaves storage. 2 radiators.

## TENURE

Freehold/leasehold

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