



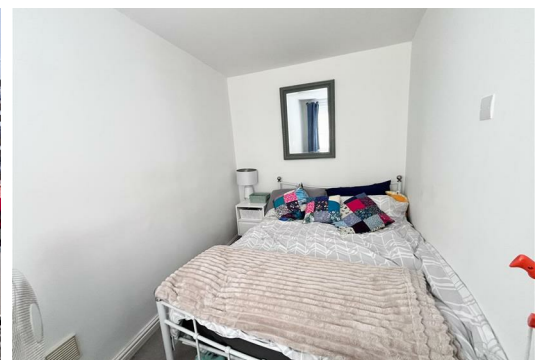
## Lilliput Complex St. Ives Road, Carbis Bay, TR26 2SX Guide price £155,000

Nestled in the heart of Carbis Bay, this two-bedroom apartment on St. Ives Road offers a perfect blend of convenience and comfort. With excellent access to St Ives and the A30, residents can easily explore the stunning market towns, picturesque fishing villages, and the historic cathedral city of Truro.

This first-floor apartment features an open-plan lounge, kitchen, and dining area, creating a spacious and sociable environment ideal for both relaxation and entertaining. The property also includes a well-appointed shower room, ensuring practicality for everyday living.

One of the standout features of this flat is the dedicated parking space, a rare find in such a desirable location. With local amenities and bus stops just a stone's throw away, everything you need is within easy reach, making this property an excellent choice for first-time buyers or savvy investors looking to capitalise on the thriving rental market in the area.

Whether you are seeking a tranquil retreat or a base to explore the beautiful Cornish coastline, this flat in Carbis Bay presents a wonderful opportunity to embrace a relaxed lifestyle in a vibrant community. Don't miss your chance to make this delightful property your own.





## Guide Price £155,000

### Location

Carbis Bay, located near St Ives in Cornwall, is a picturesque seaside village known for its stunning crescent-shaped beach with golden sands and clear, calm waters. The area is perfect for families and those seeking tranquility, offering activities like paddle boarding and swimming. Carbis Bay gained international recognition when it hosted the G7 Summit in 2021. The South West Coast Path runs through the village, providing scenic walks to nearby attractions. Carbis Bay offers an excellent and well renowned junior school along with a number of quality restaurants and pub. There is a local Tesco supermarket. The internationally renowned Carbis Bay Hotel is located directly above the beach and now incorporates the famed Ugly Butterfly restaurant.

### Accommodation

Steps leading up to the front door  
Entrance hall  
Open Plan Lounge Kitchen Dining Room  
2 Bedrooms  
Shower Room

### Parking

The apartment has the benefit of an allocated parking space

### Services

Mains Water, Gas, Electric and Drainage

### Service Charges

The ground rent for the apartment is set at £27.08 for 2025. The buildings insurance is set at £142.78 for 2025

### Lease Information

The lease is set over a 999 year term and there are 960 years remaining on the lease.

### Council Tax Band- B

### What3Words

///overused.meatball.community

### Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

### Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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