

Flat 2 81 Back Road East  
St. Ives, TR26 1PF







# Flat 2 81 Back Road East St. Ives, TR26 1PF

Located in the heart of St Ives, this spacious Grade II listed two-bedroom flat is just a short stroll from the vibrant harbourside and three of the town's award-winning beaches. Offering an enviable position close to shops, cafés, and coastal walks, the property combines convenience with a true seaside lifestyle.

Inside, the flat offers a spacious double bedroom, along with a second bedroom currently arranged as a twin, a well-proportioned kitchen/dining room, and a separate lounge, creating comfortable and practical living spaces. Its location and layout make it an excellent opportunity for use as a holiday let, second home, or permanent residence.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide Price £310,000**

**Location**

St Ives has fast become one of the UK's foremost holidaying destinations. Offering 3 award winning beaches two of which are regularly featured in The Telegraphs top 100 beaches in Europe. The town offers a maze of cobbled streets which are lined by stone and white washed former fisherman's cottages which all lead down onto the picturesque harbourside where you are able to watch the local fishing fleet return with their daily haul and if you are lucky you may see the dolphins or seals.

**Accommodation**

Communal Entrance  
Communal Reception Porch  
Front door accessing into

Kitchen Dining Room - 14'01 x 10'04

Living Room - 13'05 x 10'04

Bedroom - 13'07 x 11'06

Bedroom - 11'03 x 7'04

Family Bathroom 11'02 x 3'11

Shower Room 5'00 x 2'05

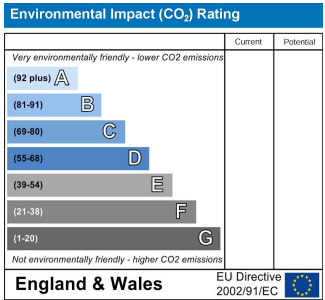
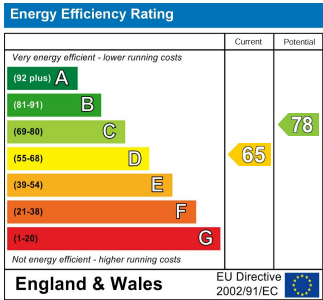
**Services**

Mains Water, Drainage, Gas and Electric

**Lease Information**

We have been informed by our client that there are 962 years remaining of a 999 year lease and there is no service charge or ground rent to pay. Our client also informed us that all three apartment owners owns a share of the freehold and any external work costs us are split equally. We have also been advised by our client that within the lease no pets are allowed.





**Agents Note**

The property is Grade II Listed

**Council Tax Band- B****What3Words**

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**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.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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