

3 RIVIERA APARTMENTS, BOSKERRIS ROAD

Carbis Bay, St. Ives, TR26 2PE

Price: £399,950



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STUNNING SEA VIEWS – THREE-BEDROOM DUPLEX PENTHOUSE WITH BALCONY & PARKINGA superb, beautifully presented duplex penthouse enjoying spectacular panoramic views across St Ives Bay towards the harbour, Godrevy and along the North Cornish coastline. Exceptionally bright and spacious, with a fabulous open-plan living/kitchen/dining room, private balcony, three double bedrooms, one en-suite, communal gardens and designated parking. Just a short walk from Carbis Bay Beach, the railway station and coastal path. Ideal as a permanent home, coastal retreat or holiday let.



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DESCRIPTION

FLAT 3 RIVIERA APARTMENTS, CARBIS BAY A superb, bright and exceptionally spacious three-bedroom duplex penthouse apartment, enjoying an enviable position within the highly regarded Riviera Apartments development in Carbis Bay. The real standout feature of this impressive property is undoubtedly the outstanding sea and coastal outlook. From its elevated position, the apartment enjoys far-reaching views across St Ives Bay towards St Ives Harbour and along the dramatic North Cornish coastline towards Godrevy and beyond. These wonderful views can be enjoyed from a number of rooms as well as from the private balcony. Beautifully presented throughout, the accommodation is arranged over two floors and offers an excellent feeling of light and space. At the heart of the apartment is the superb open-plan kitchen, dining and living area. With six windows and glazed doors, this is an exceptionally bright room which makes the most of the spectacular outlook. The high pitched ceiling over the living area further enhances the sense of space, while doors lead directly onto the balcony – a fantastic spot from which to sit back and enjoy the scenery.

There are three excellent double bedrooms, including a principal bedroom with en-suite shower room and lovely sea and coastal views. The upper floor provides a particularly impressive bedroom with pitched ceiling and large rooflights, leading through to a useful snug/seating area with further views and internal glazing overlooking the living accommodation below. Externally, the apartment benefits from the use of communal gardens, a private balcony and a designated parking space – a particularly valuable asset in this sought-after part of Carbis Bay. Riviera Apartments are superbly situated within a short walk of Carbis Bay Beach and the Carbis Bay Estate, together with Carbis Bay railway station, providing a wonderfully scenic journey into St Ives. The renowned South West Coast Path is also close at hand, offering spectacular coastal walks towards St Ives in one direction and Lelant and beyond in the other. The apartments lend themselves extremely well to use as successful holiday lets, while the generous proportions, parking and excellent location make Flat 3 equally appealing as a permanent home or coastal retreat.

ENTRANCE HALLWAY

A welcoming entrance with radiator, useful understairs storage cupboard and staircase rising to the upper floor. Doors to the principal ground-floor rooms.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

A beautiful, exceptionally bright and spacious room and undoubtedly one of the highlights of the apartment. Six windows and glazed doors allow an abundance of natural light into the room and take full advantage of the superb sea and coastal views across St Ives Bay, towards St Ives Harbour and along the North Cornish coastline towards Godrevy and beyond. Sliding doors and a further glazed door provide access onto the balcony, creating a wonderful connection between the living accommodation and the coastal outlook. The kitchen is fitted with an extensive range of contemporary eye and base-level units with ample worktop surfaces over. Stainless steel one-and-a-quarter bowl sink unit and drainer, four-ring gas hob with electric oven beneath and stainless steel extractor hood and fan over. Integrated dishwasher, integrated fridge and freezer and integrated washer/dryer. Cupboard housing the Worcester combination gas boiler, complementary tiling and ample power points. There is plenty of room for a good-sized dining table and chairs, while the generous living area benefits from an impressive high pitched ceiling, adding further to the feeling of light and space. Radiator, power points and wall-mounted television point. A really lovely room from which to enjoy the exceptional outlook.

BALCONY

Accessed directly from the main living accommodation and providing a superb place to sit and enjoy the wonderful sea and coastal views.

BEDROOM



An excellent double bedroom with bow window to the side enjoying superb sea and coastal views. Built-in wardrobe, radiator, power points and television point. Door to:

EN-SUITE

Fully tiled floor and walls with walk-in shower enclosure and mains-connected shower. Close-coupled WC, wash hand basin with storage beneath, stainless steel heated towel rail and window to the side.

BEDROOM

Another excellent double bedroom with window to the rear, radiator and power points.

BATHROOM

Fully tiled floor and walls with panelled bath and mains-connected shower over, close-coupled WC, wall-hung wash hand basin and stainless steel heated towel rail.

FIRST FLOOR LANDING

Stairs rise to a half landing where a large skylight allows an excellent degree of natural light into the stairwell, continuing to the upper-floor accommodation.

BEDROOM

A superb and particularly spacious bedroom with pitched ceiling and two large Velux rooflights flooding the room with natural light. Useful storage beneath the eaves, radiator and power points. The bedroom continues through into:

SNUG

A lovely additional space providing flexibility as a reading area, snug or occasional workspace. Triangular window to the front enjoying views, radiator and internal glazing looking down over the main living accommodation, adding to the interesting duplex design of the apartment.





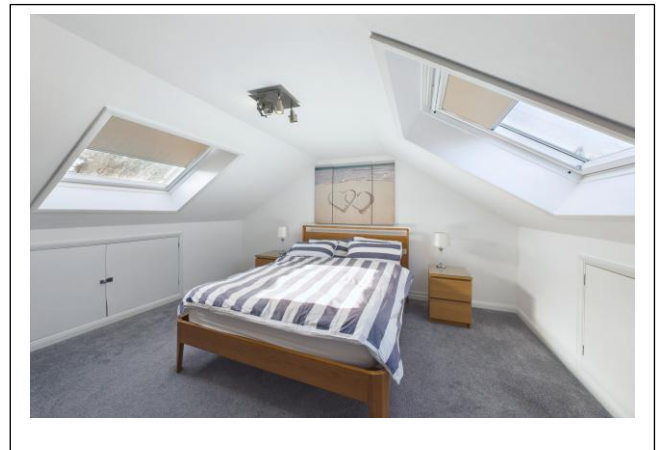
OUTSIDE

Riviera Apartments stand within attractive communal grounds and Flat 3 benefits from the use of the communal gardens together with a designated parking space. The apartment is approached via stairs within the development, and there are also steps leading down from the parking area to the building.

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Council tax band: D EPC rating: Survey Instructed Share of freehold with 961 years remaining on the lease and a maintenance charge of £1800 per year ## The building Detached flat, standard construction Accessibility adaptations: None No spray foam insulation ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Mains gas central heating Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 ok, Vodafone ok, Three good, EE ok Parking: Allocated Not in a controlled parking zone No disabled parking available ## Risks and restrictions Not a listed building Not in a conservation area No tree preservation order Non-coal mining area: yes All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The

information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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