



# 30 The Sands

Carbis Bay, St Ives



## 30 The Sands, Porthrepta Road, Carbis Bay, St Ives, TR26 2FG

Superb and faultlessly presented first floor bolt-hole apartment within The Sands, an exclusive and gated development near the world-class beach at Carbis Bay, providing high quality accommodation with sea views and an allocated parking space.

### Distances

Carbis Bay beach – 500 yards; Branchline rail – 175 yards; West Cornwall Golf Club – 1; Porthminster beach – 1.5; St Ives harbour front – 2; Porthmeor beach – 2.5; Marazion and Mount's Bay – 7; Gwithian – 7.5; Penzance (mainline rail) – 8; Gurnard's Head (Zennor) – 8.5; Truro – 24.5; Cornwall Airport (Newquay) – 37.5

(All distances are approximate and in miles)

### The location

Situated within a short walk of the beautiful sandy Blue Flag beach at Carbis Bay, the setting for the 2021 G7 summit, The Sands is perfectly positioned for one of the country's best beaches and is so convenient for the seaside restaurant perched above one of the finest bays in the Europe.

Paddleboarding, kayaking and surfing are all on offer, along with scenic walks along the coast path or a round of golf at the nearby golf club, one of Cornwall's most awe-inspiring. The branchline railway provides a regular service to St Ives with a mainline connection at nearby St Erth meaning that day trips are easy and varied.

The Sands is the perfect gateway to the best that west Cornwall has to offer and for those wanting to explore the south coast, Mount's Bay is just seven miles away.

Escape, relax, unwind and recharge in this superb apartment.







### The property

- Impeccably presented one-bedroomed first floor apartment
- High quality fittings and neutral décor
- Underfloor heating throughout
- Open plan living room / kitchen
- NEFF appliances: (washer dryer, electric cooker, gas hob, fridge freezer). BOSCH dishwasher. FRANKE extractor. Breakfast bar
- Views towards the sea and St Ives
- Double bedroom with balcony
- Fully tiled family bathroom with Grohe fittings
- Fitted storage cupboard within living room
- Videophone entry system

### Outside space, gardens and grounds

- Balcony accessed from the bedroom
- Communal lawned garden with well stocked sub-tropical borders
- Parking area exclusively for the residents with coded security gates
- Allocated parking space
- Visitors' parking
- Use of communal store

### Tenure, services and general information

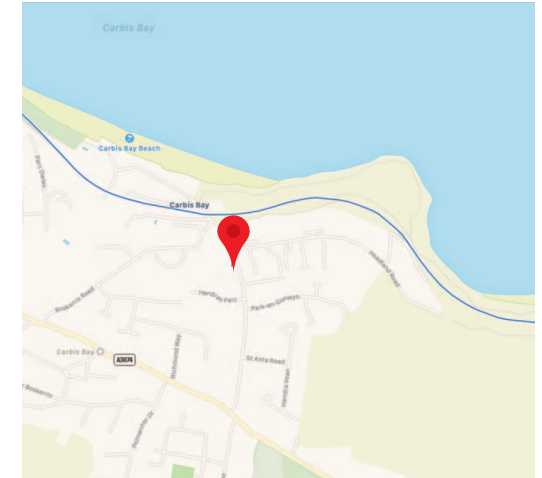
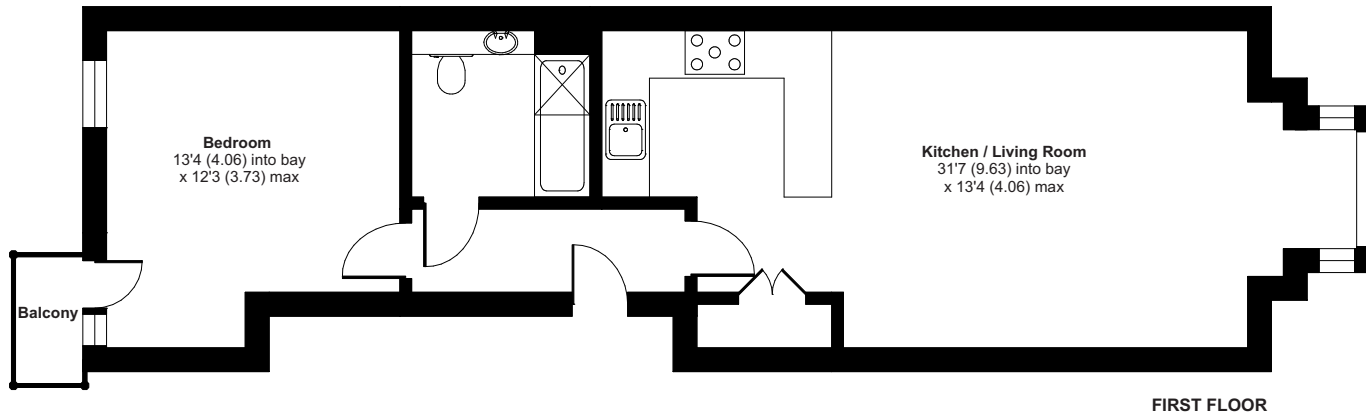
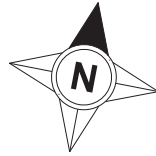
Leasehold. 999 years from new in 2006. Approximately £1,468 per year maintenance and service charge. Approximately £195 per year contribution to insurance. Mains gas, water and drainage. Underfloor heating. Broadband: Superfast is available. Council Tax: Band C.



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Main House = 622 sq ft / 57.8 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2021. Produced for Shore Partnership Limited. REF: 682269

**FIXTURES AND FITTINGS** Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	81   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY AGENTS

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