



**Description**

A fabulous opportunity to acquire a semi-detached period property in Carbis Bay, having been recently converted to a high standard and now comprising four fully self-contained and individually metered apartments, three having glorious sea views, communal garden to the front of the property and land currently used as multiple car parking spaces to the rear of the property, possibly with plot potential subject to any requisite consents. Three of the apartments are currently let on assured shorthold tenancies, generating an income of £2,850pcm/£34,200pae, with the first floor flat being vacant and offering the potential for a home with income, or a combined residential lettings venture when fully let of circa £48,000 per annum.



**Situated**

Carbis Bay offers beautiful sandy beaches and access to the coastal path, with regular public transport links to the nearby seaside town of St Ives, offering a wealth of art galleries, restaurants and bespoke shops.

**Flat 1 – Ground Floor**

Entrance hall, lounge with sea views, kitchen, two bedrooms and shower room. Currently let and generating an income of £1,150pcm/£13,800pae.

**Flat 2 – First Floor**

Entrance hall, lounge/kitchen/diner with sea views, two bedrooms and shower room. Currently vacant and having planning permission in place for a roof top amenity balcony.

**Flat 3 – Second Floor**

Entrance hall, lounge/kitchen/

diner with sea views, bedroom, shower room and utility room. Currently let and generating an income of £950pcm/£11,400pae.

**Flat 4 – Ground Floor**

Entrance hall, lounge/kitchen/diner, bedroom and shower room. Currently let and generating an income of £750pcm/£9,000pae.

**Viewings**

Strictly by prior appointment with Miller Countrywide St Ives 01736 797331. General enquiries Countrywide Property Auctions 01395 275691.

**EPC Ratings**

**Flat 1 D. Flat 2 E. Flat 3 D. Flat 4 C**

**Council Tax Bands**

**Flat 1 TBC. Flat 2 TBC. Flat 3 TBC. Flat 4 TBC**

The council tax bands to be allocated to the individual flats is currently under review by the Valuations Office and are yet to be confirmed. The building overall is on a temporary band B rating.

**Note**

The individual flats can only be utilised for residential use and not for holiday lettings/second home use. Interested parties must make and rely upon their own planning enquiries with regards to any development potential within the car parking area.