



**HARDING LAITY**  
— ESTATE AGENTS —

**APARTMENT 1, 1 RICHMOND PLACE, ST IVES**  
Guide Price £395,000

## THREE BEDROOM FLAT WITH REAR COURTYARD AND PARKING!

A spacious property located in central St Ives. It is an ideal home and currently has a tenant in residence with a shorthold tenancy agreement, 24 hours notice for access required. We have not been made aware of any restrictions by the vendor that would not allow you to holiday let this flat. We have not seen the freehold title or the lease.

The flat has a 999 year lease from 1st January 1984. The ground rent is £25.00 per annum. We are waiting for the vendor to confirm the service charge and when it is reviewed. The vendors have informed us that this flat has a right to use one small off-road parking space and we are waiting for confirmation as to whether this is stated on the lease and or the freehold title, as with the rear courtyard off the kitchen. The vendors have informed us that apartment utilities have been separated with independent metres.

Richmond Place is tucked away from the main roads and enjoys a certain degree of peace and tranquility, whilst remaining just minutes from the main shopping streets, fine restaurants and cafés along the harbour front.

Within the immediate vicinity to Richmond Place is the renowned Barbara Hepworth Museum and Sculpture Garden, Trewyn Gardens and Porthminster Gallery.

Local beaches under a half mile radius include Porthminster, Bamaluz, Porthgwidden and Porthmeor. Tate St Ives and The Island are also close by.

Inside, a welcoming hallway connects three double bedrooms on the ground floor; all of which include wall mounted gas central heated radiators.

The staircase off the hallway leads to a fitted modern galley kitchen with a range of white kitchen cupboards and drawers, black granite worktops and an integrated cooker with an extractor overhead. There is also space for a washing machine and another wall mounted radiator. At the far end, a doorway leads outside to the rear patio area that would serve well during the summer months.

Further along the landing is a spacious family shower room and living room beyond that. The shower room briefly comprises a WC, modern walk-in shower, towel radiator, wash basin and mirrored vanity unit. A double glazed window provides ventilation.

The living room will comfortably accommodate a two-seater sofa, two armchairs, a coffee table and a dining table with chairs. A southeast facing bay allows plenty of natural lighting and two radiators at either end of the room provide heating.

### OUR FAVOURITE FEATURES

✓ **Off-Road Parking Space**

✓ **Close To Local Beaches**

✓ **Three Double Bedrooms**

✓ **Modern Reverse Living**

✓ **Rear Courtyard**

✓ **Central Location**

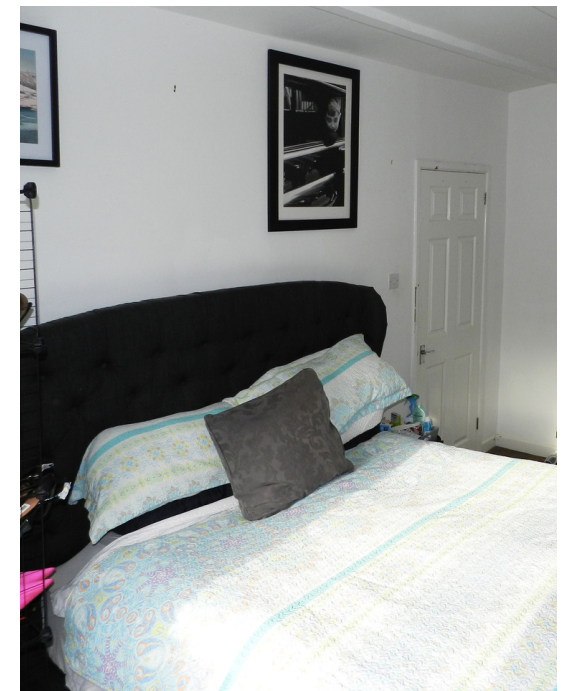
✓ **Leasehold – 961 Years Remaining**

✓ **Council Tax - Band B**

✓ **EPC - D**

## WHAT WE THINK

“A well-presented, spacious flat that would serve well as a family home or holiday let.”









**THINKING OF MAKING AN OFFER?**



CALL  
**THE ST IVES TEAM**

+44 (0)1736 794931  
[office@hardinglaity.com](mailto:office@hardinglaity.com)

## LOOKING TO SELL?

Fed up of the same four walls? We are here to help you in finding your fresh start.

We provide an unrivalled professional and personal service, ensuring that we are able to support you in the sale of your property from start to finish.

With two teams divided between our St Ives and Wadebridge offices we can offer this expertise and high-quality service across the county from coast to countryside.

Using Harding Laity provides you with stress free experience leaving you with the time to focus on what really matters, with a wide range of properties across Cornwall you can find your next step while we look after the rest!

We pride ourselves on offering the best possible service to our clients and are happy to provide you with any extra details you should need from applying for a mortgage to building repairs, and so much more, our local connections enable us to provide you with a selection of tradesmen and professionals to help you with any project.

We are members of the National Association of Estate Agents and adhere strictly to their code of conduct, we are also members of the Property Ombudsman Scheme, so you know you are in safe hands.

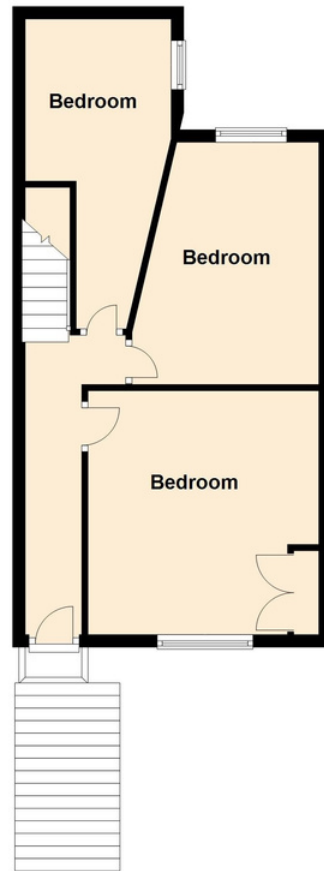


“Harding Laity is without a doubt the best estate agents we have ever had the pleasure to use... The correspondence between all parties was unbelievable, I have never experienced this before and felt I was informed of every movement throughout the sale.”

Mr & Mrs H

**TOTAL APPROX FLOOR AREA**  
**860.3 SQ.FT (79.9 SQ. M.)**

GROUND FLOOR  
APPROX. FLOOR  
AREA 445.8 SQ. FT.  
(41.4 SQ.M)



FIRST FLOOR  
APPROX. FLOOR  
AREA 414.5 SQ. FT.  
(38.5 SQ.M.)



NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE FOR ILLUSTRATIVE PURPOSES ONLY. DECORATIVE FINISHES, FIXTURES, FITTINGS AND FURNISHINGS DO NOT REPRESENT THE CURRENT STATE OF THE PROPERTY. MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE

**HARDING LAITY**  
— ESTATE AGENTS —

Harding Laity Estate Agents Limited | [hello@hardinglaity.com](mailto:hello@hardinglaity.com) | [www.hardinglaity.com](http://www.hardinglaity.com)

ST IVES: 01736 794931, Royal Square, St Ives, Cornwall, TR26 2ND | WADEBRIDGE: 01208 813874, Unit 1a The Cedar Barn, Eddystone Road, Wadebridge, Cornwall, PL27 7AL