



ST MARGARETS

CARBIS BAY | ST IVES

A stunning development of
luxury 2 and 3 bedroom apartments,
located close to the coast in Carbis Bay



CARBIS BAY, ST IVES

Nestled away from the hustle and bustle of city life, relax in the picturesque surroundings of Cornwall's most desirable location...

St. Ives is a town rich in attractions; with a wealth of ancient culture, a history dating back thousands of years, a thriving harbour, a stunning natural landscape including golden sandy beaches, rugged cliffs and rolling hills, one of the most spectacular railway lines in the country and it's own mild sub-tropical climate.

St Ives may justifiably boast the most beautiful of beaches but it is so much more than just a seaside town.

The wide expanse of Carbis Bay, with its spectacular views over St Ives Harbour and the Godrevy Lighthouse, favours a somewhat relaxed atmosphere. The harbour beach and surrounding cafés offer the most wonderful setting to watch the boats come and go, whilst just around the headland is Porthmeor Beach, another firm family favourite. Or, just possibly, it could be the particular light quality that has attracted artists from near and far for over 100 years.

Well, the truth is, St Ives has it all. It is a special location with an extraordinary amount on offer. So whether you are looking for a place to live or to visit, St Ives really does have it all...



All apartments have private outside spaces, from balconies to generous terraces which face towards Carbis Valley woodland, some having gorgeous sea views. The building also has a lift, video entry system and the apartments benefit from parking.





SPECIFICATION

EXTERNAL

- Stone and render external finish
- Slate roof
- Double glazed marine grade windows and doors
- Parking area
- Balconies or terraces - Glass balustrade
- Landscape communal garden
- Charcoal grey doors

INTERNAL - GENERAL

- Video door entry system
- White skirtings and architraves
- LED downlighters
- Engineered wood flooring to some rooms
- 4 line horizontal doors

KITCHEN

- Stylish 'Nolte' kitchens
- AEG appliances to include - Fridge freezer, pyrolytic oven, microwave oven and grill, induction hob, dishwasher, wine cooler and a Elicia Sklock extractor hood
- Blanco sinks and taps

BATHROOM & EN SUITE

- Villeroy & Boch sanitary-ware
- Bauhaus Basin and Vanity Units
- Full height wall tiling
- Tiled flooring
- Heated towel rail radiators
- Thermostatic shower with chrome head

GENERAL

- Gas fired boiler
- Underfloor heating throughout
- Heat recovery system
- Communal lift to some apartments
- 999 years leasehold
- Service charge to be confirmed (refer to selling agent)



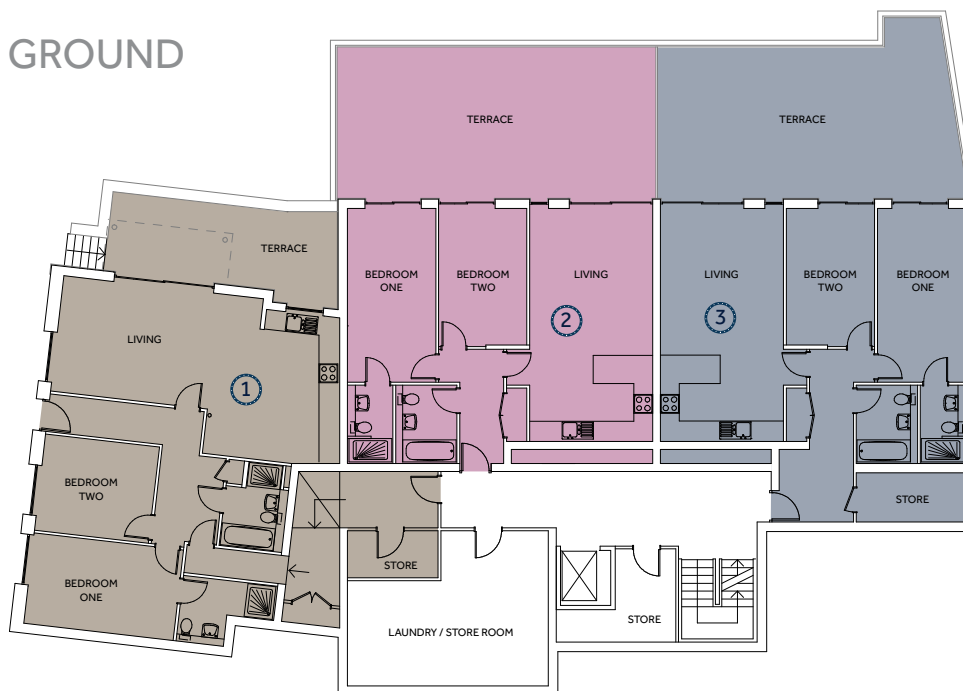
This specification is a guide only and may be subject to change or alteration.
Images are taken from the show apartments at St Margaret's.



ST MARGARET'S
CARBIS BAY | ST IVES



LOWER GROUND FLOOR



APARTMENT ONE

Living

4.67m x 8.91m (15'4"max x 29'3")

Bedroom 1

2.81m x 4.68m (9'3" x 15'5")

Bedroom 2

2.97m x 3.55m (9'9" x 11'8"")

APARTMENT TWO

Living

7.46m x 3.81m (24'6" x 12'6")

Bedroom 1

5.61m x 2.74m (18'5" x 9'0")

Bedroom 2

4.47m x 2.74m (14'8" x 9'0")

APARTMENT THREE

Living

7.46m x 3.83m (24'6" x 12'7")

Bedroom 1

5.66m x 2.74m (18'7" x 9'0")

Bedroom 2

4.19m x 2.74m (13'9" x 9'0")



GROUND FLOOR



APARTMENT FOUR

Living

4.90m x 9.06m (16'1" x 29'9")

Bedroom 1

4.49m x 3.09m (14'9" x 10'2")

Bedroom 2

3.40m x 3.09m (11'2" x 10'2")

APARTMENT FIVE

Living

6.85m x 4.64m (22'6" x 15'3")

Bedroom 1

3.83m x 3.07m (12'7" x 10'1")

Bedroom 2

3.68m x 2.76m (12'1" x 9'1")

APARTMENT SIX

Living

7.31m x 3.81m (24'0" x 12'6")

Bedroom 1

5.35m x 2.97m (17'7" x 9'9")

Bedroom 2

3.96m x 2.59m (13'0" x 8'6")

APARTMENT SEVEN

Living

6.83m x 4.67m (22'5" X 15'4")

Bedroom 1

3.83m x 3.07m (12'7" x 10'1")

Bedroom 2

3.81m x 3.09m (12'6" x 10'2")

The floor plans are for identification and illustrative purposes only and are not to scale. All prospective buyers should note that the floor plans are solely intended for their guidance and assistance and nothing contained in them should be a statement of fact or representation or warranty. All areas, dimensions and measurements shown are approximate and layouts shown are given as a guide only. They should not be relied on in any way and does not constitute a contract of sale.



FIRST FLOOR



APARTMENT EIGHT

Living

5.66m x 9.14m (18'7"max x 30'0")

Bedroom 1

3.40m x 4.36m (11'2" x 14'4"max)

Bedroom 2

3.40m x 3.09m (11'2" x 10'2")

APARTMENT NINE

Living

6.85m x 4.80m (22'6" x 15'9")

Bedroom 1

3.83m x 3.07m (12'7" x 10'1")

Bedroom 2

3.81m x 3.07m (12'6" x 10'1")

APARTMENT TEN

Living

7.31m x 3.81m (24'0" x 12'6")

Bedroom 1

5.35m x 2.84m (17'7" x 9'4")

Bedroom 2

4.16m x 2.59m (13'8" x 8'6")

APARTMENT ELEVEN

Living

6.83m x 4.67m (22'5" x 15'4")

Bedroom 1

3.68m x 3.09m (12'1" x 10'2")

Bedroom 2

2.18m x 1.93m (7'2" x 6'4")



SECOND FLOOR



APARTMENT TWELVE

Living

6.85m x 6.09m (22'6" x 20'0"max)

Bedroom 1

3.40m x 4.64m (11'2" x 15'3")

Bedroom 2

3.83m x 3.09m (12'7" x 10'2")

Bedroom 3

3.83m x 3.09m (12'7" x 10'2")

APARTMENT FOURTEEN

Living

6.85m x 6.27m (22'6" x 20'7"max)

Bedroom 1

3.40m x 4.64m (11'2" x 15'3")

Bedroom 2

3.83m x 3.09m (12'7" x 10'2")

Bedroom 3

3.83m x 3.09m (12'7" x 10'2")

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From Bradleys Estate Agents office on Tregenna Hill, turn left and go up Tregenna Hill. Continue along The Terrace turning left at the junction on to the A3074 towards Carbis Bay. Upon entering Carbis Bay continue straight over the mini roundabout and follow this road for a short distance and St Margaret's will be found on the left hand side.



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