



## PRIORY ROAD, ST. IVES

A stunning conversion of a Victorian manor house creating 11 luxury apartments all just a stones throw from the guided busway. Comprising entrance hall, utility/cloakroom, 2 double bedrooms with en-suites and open plan kitchen/living room. With a gated carpark for residents. Available 29th October 2022.

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PRICE  
**£1,250**

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- Two Bedroom Apartment
- Stunning Period Conversion
- High End Kitchen
- Two En-Suites
- Utility Room
- Close to Guided Busway
- Spacious Accomodation
- Allocated Secure Parking
- Unfurnished



A stunning conversion of a Victorian manor house creating 11 spacious, luxury apartments all just a stones throw from the charming quay in St Ives and the guided busway station. All apartments in the building have been finished with high end materials including engineered oak flooring, porcelain tiles, oak doors, hand crafted double glazed windows and Neff integrated appliances.

The property is located on the second floor of the building and benefits from gas central heating, beautifully landscaped gardens and a gated carpark for residents with the added security of CCTV. The apartment is offered unfurnished and is available 29th October 2022.

**ENTRANCE HALL** Engineered oak flooring, doors to all rooms, Velux roof windows.

**LOUNGE/DINER** 30' 10" x 16' 0" (9.4m x 4.9m) Engineered oak flooring, opening up from kitchen area, Velux roof windows, radiators, multimedia ports.

**KITCHEN AREA** Engineered oak flooring, fitted wall and base units with laminate work surface over, integrated appliances to include oven, hob, extractor hood, dishwasher, under counter fridge freezer and microwave. Velux roof windows.

**UTILITY ROOM** 6' 10" x 4' 1" (2.10m x 1.25m) Low level WC, surface mounted pedestal wash hand basin with sensor controlled LED illuminated mirror with integral shaver port, washer/dryer, tiled flooring, extractor fan.

**BEDROOM ONE** 15' 5" x 15' 10" (4.7m x 4.85m) Engineered oak flooring, door to en-suite, Velux roof windows, radiators, open design wardrobe.

**EN-SUITE SHOWER ROOM** 6' 6" x 3' 9" (2m x 1.15m) Fully tiled, large shower cubicle with mains fed bar mixer shower, Low level WC with concealed cistern, surface mounted pedestal wash hand basin, sensor controlled anti-mist LED illuminated mirror with integral shaver port.

**BEDROOM TWO** 13' 3" x 9' 8" (4.05m x 2.95m) Engineered oak flooring, door to en-suite, Velux roof windows, radiators, open design wardrobe.

**EN-SUITE SHOWER ROOM** 6' 10" x 5' 1" (2.10m x 1.55m) Fully tiled, large shower cubicle with mains fed bar mixer shower, Low level WC with concealed cistern, surface mounted pedestal wash hand basin, velux windows, sensor controlled anti-mist LED illuminated mirror with integral shaver port.

**OUTSIDE** A beautifully landscaped communal area, situated to the rear of the property with gated access to the side of the property, with use of park bench style tables for all residents. There is also an area to securely store your bicycles.

Allocated parking spaces are situated to the front of the building with an electric gate with key fob entry for access, at least one parking space per apartment. Individual bin stores and wheelie bins. CCTV is present in communal areas for added security.

The Letting Agency St Ives

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