



1 The Mills, Penpol Sidings,  
Hayle, Cornwall, TR27 4FQ













**1 THE MILLS, PENPOL SIDINGS, HAYLE, CORNWALL, TR27 4FQ**

**AUCTION GUIDE PRICE £80,000 LEASEHOLD**

To be sold by the modern method of auction is this one bedroom apartment with open plan living space, wet room, double glazing and no onward chain located within the foundry end of Hayle.

**\* IAMSOLD.CO.UK \* AUCTION ENDS TBC \* OPEN PLAN LIVING SPACE \***

**\* BEDROOM \* WET ROOM \* DOUBLE GLAZING \* PRIVATE PARKING SPACE \***

**\* VIEWS TO THE TOWANS OVER THE ROOFTOPS \* EPC = B \* COUNCIL TAX BAND = A \***

**\* APPROXIMATELY 54 SQUARE METRES \***

\* Please Note the Modern Method of Auction allows the buyer 28 Days to exchange and a further 28 Days to complete allowing the buyer to arrange finance.

An ideal investment or first time purchase is this one bedroom apartment located in the foundry end of Hayle close to the railway station. The property benefits from a private parking space, distant views to the towans over the rooftops and is offered to the market with no onward chain. Within easy reach of the foundry shops and amenities, an early appointment to view is highly recommended.

**DOOR TO:**

**SHARED ENTRANCE LOBBY:** Door to:

**SHARED HALLWAY:** Door to Flat 1.

**ENTRANCE LOBBY:** Storage area, door to:

**OPEN PLAN LIVING SPACE:** 14' 9" x 10' 11" (4.50m x 3.33m) Glass bricks to the side, double glazed window to the rear with deep sill and views over the rooftops to the towans, radiator.

**KITCHEN AREA:** Stainless steel sink unit with mixer tap and drainer, electric oven and hob, extractor fan, integrated washing machine, integrated fridge, complementary tiling, high ceiling with beam and mezzanine storage area.

**BEDROOM:** 9' 4" x 9' 2" (2.84m x 2.79m) With high ceiling and beam, double glazed window to the rear with deep sill, views to the towans over the rooftops, radiator.

**WET ROOM:** 5' 0" x 4' 8" (1.52m x 1.42m) Low level w.c., wall mounted shower, wash hand basin, radiator, shaver socket and light.

**OUTSIDE:** Private numbered parking space, bin storage area.

**SERVICES:** Mains water, electricity and drainage.

**DIRECTIONAL NOTE:**

From Marshall's Hayle office proceed in an easterly direction towards the foundry end of Hayle. Immediately after the viaduct turn left into Station Hill, the next left again into Penpol Sidings and the property will be ahead of you on your left hand side.

**LEASE:** Remainder of 999 year lease, details to be confirmed.

**COSTS:** Ground rent is £50 per year and service charge is £354.59 per quarter.

**AUCTIONEER COMMENTS:** This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A buyer Information Pack is provided, which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but it will be no more than £450. These services are optional.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

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