



Flat 1, 24 Fore Street, Hayle,  
Cornwall, TR27 4DY







**FLAT 1, 24 FORE STREET, HAYLE, CORNWALL, TR27 4DY**

**GUIDE PRICE £215,000 LEASEHOLD**

**\* GROUND FLOOR APARTMENT \* TWO BEDROOMS \***

**\* OPEN PLAN LIVING / KITCHEN / DINING ROOM \* BATHROOM \***

**\* ALLOCATED PARKING SPACE \* DOUBLE GLAZING \***

**\* VIEWING HIGHLY RECOMMENDED \* COUNCIL TAX BAND = RATED FOR BUSINESS USE \***

**\* EPC = C \* APPROXIMATELY 69 SQUARE METRES \***

A well-presented two-bedroom ground floor flat with a designated parking space, centrally located in the heart of Hayle town. Converted to a high standard around 17 years ago, this property boasts an inviting open-plan layout comprising a spacious living area, well-equipped kitchen, and dining space. Accompanied by a stylish bathroom and two cosy bedrooms, this residence offers a perfect blend of comfort and convenience. Ideal for investors or first-time buyers, don't miss the chance to view this opportunity first hand – schedule your viewing today.

**DOOR TO COMMUNAL ENTRANCE HALL WITH FURTHER DOOR TO THE APARTMENT**

**HALLWAY:** Tiled flooring, built in alcove for keys.

**OPEN PLAN LIVING / KITCHEN / DINING ROOM**

**LIVING AREA:** 16' 0" x 15' 6" narrowing to 12' 0" (4.88m x 4.72m - 3.66m) Double glazed windows to the front and side, Dimplex wall mounted night storage heater, inset spotlights, tiled flooring.

**KITCHEN / DINING AREA:** 15' 7" x 9' 10" (4.75m x 3.00m) Two windows to the side, range of base and wall mounted units with one and a half bowl stainless steel sink unit and mixer tap, built in oven and hob with extractor hood over, space for freestanding fridge/freezer, plumbing for washing machine, inset spotlights, small breakfast bar area.

**BEDROOM ONE:** 11' 11" x 7' 4" (3.63m x 2.24m) Window to the side, Dimplex wall mounted night storage heater.

**BEDROOM TWO:** 11' 11" x 7' 1" (3.63m x 2.16m) Window to the side, Dimplex wall mounted night storage heater.

**BATHROOM:** 11' 9" x 5' 7" (3.58m x 1.70m) Modern suite comprising low level w.c., pedestal wash hand basin with illuminated mirror over, panelled bath with mains shower over, built in cupboard housing immersion tank.

**OUTSIDE:** There is a communal bin store area.

**PARKING SPACE:** For one vehicle.

**LEASE:** Remainder of 999 year lease setup in 2007. Once all the apartments in the building are sold the freehold will be passed on to the new leaseholders.

**CHARGES:** Ground rent of approximately £200 per annum, service charge approximately £500 per annum to include buildings insurance.

**AGENTS NOTE:** The property is constructed of mostly granite under a tiled roof. We checked the phone signal for EE which was adequate. We understand from Openreach.com that standard broadband (ADSL) is available to the property.

**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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