



Flat 7, Malthouse Court, Hayle,
Cornwall, TR27 4DU







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GUIDE PRICE £155,000 LEASEHOLD

*** ONE BEDROOM APARTMENT * LIVING ROOM * KITCHEN / BREAKFAST ROOM ***

*** WET ROOM * GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** PARKING SPACE * EPC = C * COUNCIL TAX BAND = A ***

*** APPROXIMATELY 36 SQUARE METRES ***

A nicely presented ground floor apartment situated near the centre of Hayle town. The accommodation comprises a generous size lounge, kitchen/breakfast room, double bedroom and wet room. The property also benefits from its own parking space, gas central heating and double glazing throughout. We would highly recommend an early appointment to view.

UPVC DOOR TO:

LIVING ROOM: 15' 11" x 8' 9" (4.85m x 2.67m) Double glazed window to the front, cupboard housing wall mounted Baxi boiler, tv point, radiator. Opening to:

KITCHEN / BREAKFAST ROOM: 13' 0" maximum including cupboard x 9' 7" (3.96m x 2.92m) Range of base and wall mounted units, space for gas oven with extractor fan over and tiled splashback, breakfast bar area, two built in cupboards, double glazed window to the rear.

BEDROOM: 9' 9" x 7' 10" (2.97m x 2.39m) Double glazed window to the rear, radiator.

WET ROOM: 5' 4" x 4' 8" plus door recess (1.63m x 1.42m) Fully tiled room, wall mounted electric shower, low level w.c., wash hand basin with cupboard under and mirror unit over, heated towel rail, extractor fan.

OUTSIDE: To the front of the property there is a shared access road with one parking space allocated to this property.

SERVICES: Mains water, electricity, gas and drainage.

AGENTS NOTE: We checked the mobile signal with EE which was good. The property is constructed of granite and block under part felt flat roof and part tiled roof. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property.

TENURE: Remainder off 999 year lease setup in (to be confirmed). One tenth share of maintenance every 3 years (last year this was approximately £350). Insurance for last year was £92 for the year.

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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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