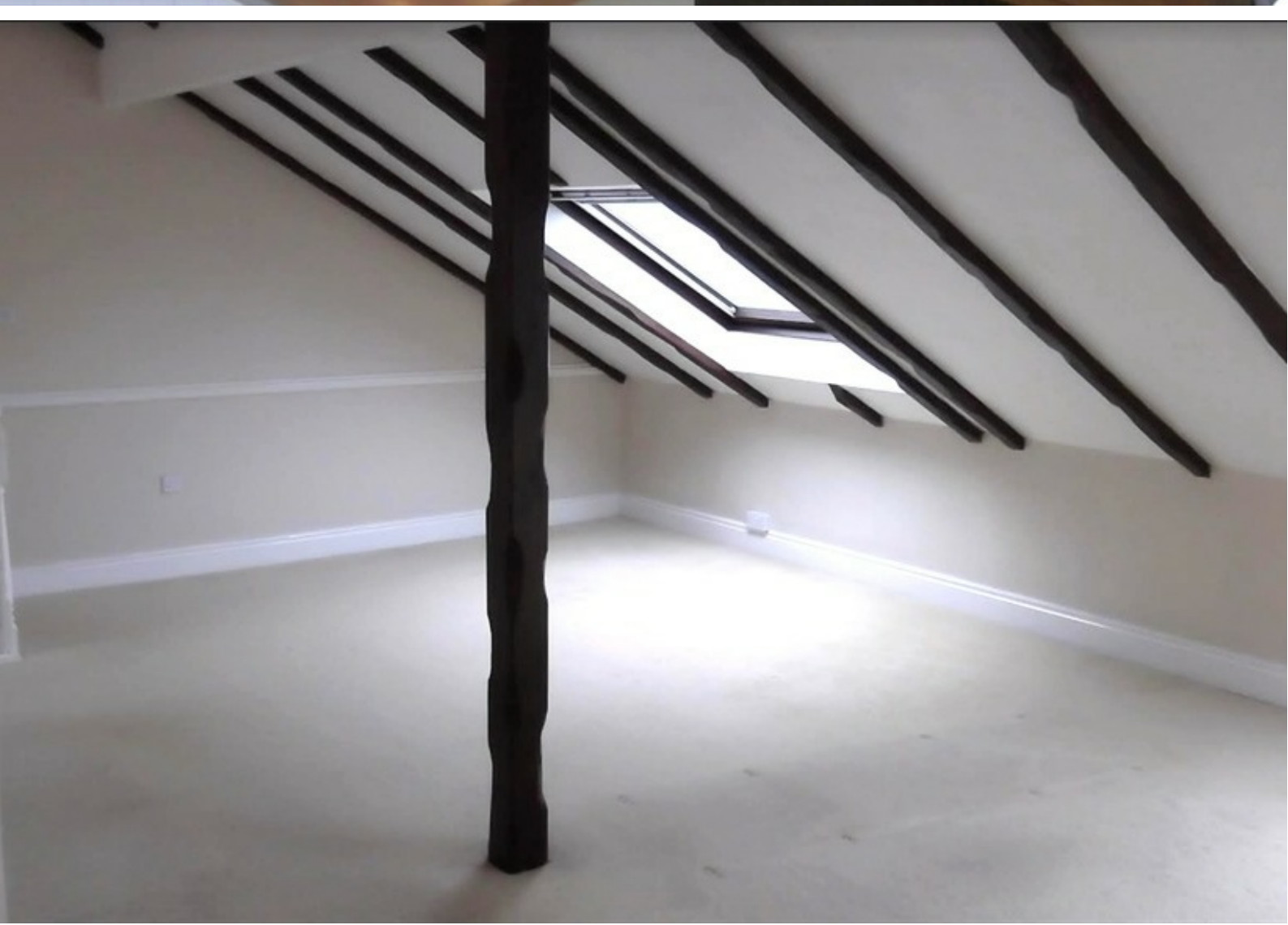




10a Market Court, Market Square,
Hayle, Cornwall, TR27 4EA







10A MARKET COURT, MARKET SQUARE, HAYLE, CORNWALL, TR27 4EA

GUIDE PRICE £100,000 LEASEHOLD

- * OPEN PLAN LIVING ACCOMMODATION * SEPARATE SHOWER ROOM *
- * CLOSE TO AMENITIES * IDEAL INVESTMENT OPPORTUNITY * EPC = E *
- * COUNCIL TAX BAND = A * APPROXIMATELY 47 SQUARE METRES *

A nicely presented studio apartment situated in the centre of the popular town of Hayle and close to all its local amenities. The accommodation comprises of open plan living room/kitchen with shower room and covered and secure residents parking. The property is currently tenanted and achieves £560 pcm, therefore making a perfect investment.

Door into:

PORCH: Further door into:

INNER HALLWAY: Stairs rising to:

APARTMENT: Opens into:

LIVING ROOM: 23' 5" x 25' 10" (7.14m x 7.87m) Two skylights to front, opens into:

KITCHEN AREA: Range of base units with rolltop worksurfaces over, single drainer stainless steel sink unit, cooker with hob over, space for fridge/freezer and washing machine.

OPEN PLAN BEDROOM: 10' 9" x 8' 3" (3.28m x 2.51m) Double glazed window to rear, doors leads to:

SHOWER ROOM: Fully tiled shower cubicle, wash hand basin, WC.

OUTSIDE: There is secure parking and allocated parking space in the basement of the main building.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: ///added.plodding.duos

ANGETS NOTE: We understand from Openreach website that Standard Broadband (ADSL) is available to the property. The property is constructed of concrete under a tiled roof.

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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