



Flat 8, St. Georges Hall, Hayle,  
Cornwall, TR27 4BN

**FLAT 8, ST. GEORGES HALL, HAYLE, CORNWALL, TR27 4BN**

**GUIDE PRICE £105,000 LEASEHOLD**

**\* ONE BEDROOM \* OPEN PLAN LIVING SPACE \* SHOWER ROOM \***

**\* DOUBLE GLAZING \* PHONE ENTRY SYSTEM \***

**\* CLOSE TO ALL LOCAL AMENITIES \* IDEAL FIRST TIME OR INVESTMENT PURCHASE \***

**\* VIEWING ESSENTIAL \* EPC = C \* COUNCIL TAX BAND = A \***

**\* APPROXIMATELY 34 SQUARE METRES \* NO ALLOCATED PARKING \***

This second floor one bedroom apartment is located in the Copperhouse end of Hayle within close proximity of all the shops and amenities. Enjoying views over to Phillack, St Felicitas church and the Towans from the front, this would make an ideal first time purchase or investment opportunity. The property is accessed via an internal staircase with a phone entry system for guests.

**COMMUNAL ENTRANCE LOBBY WITH STAIRS RISING TO FIRST AND SECOND FLOORS:** Door to:

**ENTRANCE HALL:** Built in storage cupboard.

**OPEN PLAN LIVING SPACE**

**LOUNGE AREA:** 11' 10" x 9' 3" (3.61m x 2.82m) Arch window to the front with views over to Phillack, the church and the Towans, storage heater.

**KITCHEN AREA:** 9' 7" x 6' 6" (2.92m x 1.98m) Stainless steel sink with mixer tap and drainer, plumbing for washing machine, electric oven and hob with extractor hood over, range of fitted wall and base units, complementary tiling.

**BEDROOM:** 12' 7" x 8' 4" (3.84m x 2.54m) With porthole style window to the front, Velux window to the side, storage heater.

**SHOWER ROOM:** 5' 6" x 4' 10" (1.68m x 1.47m) Shower cubicle, low level w.c., wash hand basin, heated towel rail, shaver socket and light, extractor fan.

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

**TENURE:** Remainder of 999 year lease from = to be confirmed

**OUTGOINGS:** Ground rent and maintenance = to be confirmed.

**DIRECTIONAL NOTE:** From Marshall's Hayle office proceed in an easterly direction whereby the property can be found on your right hand side opposite the Cinnamon Trust.

**AGENTS NOTE:** We checked the phone signal with EE which was good. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be 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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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