



Marshall's

ESTATE AGENTS



45A FORE STREET HAYLE

A one bedroom ground floor flat within a short level walk of the town's shops and amenities. The present vendor has completely updated and improved the property to offer open-plan accommodation and enjoying a private courtyard. Offered to the market as an investment opportunity



Penzance
01736 360203

Mousehole
01736 731199

Redruth
01209 715672

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627



www.marshalls-estate-agents.co.uk

45A FORE STREET, HAYLE, TR27 4DX

£97,500 - LEASEHOLD

*** EN-SUITE DOUBLE BEDROOM ***

*** OPEN PLAN LIVING SPACE WITH WELL EQUIPPED KITCHEN ***

*** DOUBLE GLAZING * PRIVATE COURTYARD ***

*** INVESTMENT OPPORTUNITY * EPC = D ***

*** VIRTUAL TOUR AVAILABLE ON LINE ***

*** VIEWING ESSENTIAL ***

ACCOMMODATION (ALL MEASUREMENTS ARE APPROXIMATE)

DOUBLE GLAZED DOOR TO:

OPEN PLAN LIVING SPACE INCORPORATING:

Kitchen Area: 11' 4" x 8' 3" (3.45m x 2.51m) Kitchen Area: With two windows to the front, stainless steel sink with mixer tap, a four drawer unit, three base cupboards, four wall mounted cupboards, electric oven and hob, extractor fan, laminate flooring, complementary tiling and plumbing for the washing machine. Open archway to:

Lounge Area: 12' 6" x 11' 0" (3.81m x 3.35m) With laminate flooring and door to:

EN-SUITE BEDROOM: 20' 0" x 10' 7" (6.1m x 3.23m) With double glazed windows to the front and side, laminate flooring, shower cubicle, vanity sink with cupboard under, low level w.c., complementary tiling and shaver socket.

OUTSIDE

PRIVATE COURTYARD: With high wall surround. (The neighbour has a pedestrian right of way to one side.)

SERVICES: Mains electricity and water.

COUNCIL TAX: Band A.

TENURE: The property has the remainder of a 999 year lease which we believe to have been set up in the 1980's.

AGENTS NOTE: The property is currently rented on a 6 monthly tenancy with the tenant paying £525.00 per month.

DIRECTIONAL NOTE: From Marshall's Hayle Office turn right and take the first pedestrian access on the right taking you to the rear of the properties where the flat will be ahead of you on your right hand side.

TO VIEW: By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627 or Carbis Bay Office on (01736) 795040.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall County Council, St Clare, Penzance, Cornwall TEL (0300 1234100)

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.

