



St Georges Hall Market Square Hayle

TR27 4BN

Asking Price £115,000

- TWO BEDROOM FIRST FLOOR APARTMENT
- OPEN PLAN KITCHEN / LIVING ROOM
 - SHOWER ROOM
 - ELECTRIC HEATING
- CENTRALLY LOCATED WITHIN HAYLE
- NO ONWARD CHAIN



 **Millerson**
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Tenure - Leasehold

Council Tax Band - A

Floor Area - 387.50 sq ft



2



1



1



C72

Communal entrance with steps leading to 1st floor level. Door into apartment.

ENTRANCE HALLWAY

Fitted carpet, built in cupboard, telephone entry system, door into..

OPEN PLAN LIVING ROOM / KITCHEN

13'6 x 11'2 (narrowing to 7'4) (4.11m x 3.40m (narrowing to 2.24m))

Lounge- Fitted carpet, electric night storage heater, double glazed sash style window to the rear.

Kitchen- Fitted with a range of white high gloss base and wall mounted units with roll top granite effect work surface over.

Four ring electric hob, tiled splash, stainless steel extractor above, electric oven below, stainless sink and drainer with monobloc tap, tiled splash back.

Integrated fridge, space for washing machine, vinyl flooring, inset ceiling spot lights.

BEDROOM 1

13'7 x 9' (4.14m x 2.74m)

A spacious double bedroom with fitted carpet, electric night storage heater, double glazed sash style window to the rear.

BEDROOM 2

8'10 x 8 (2.69m x 2.44m)

Fitted carpet, electric night storage heater, double glazed sash style window to the side.

SHOWER ROOM

5'9 x 5'5 (narrowing to 3'5) (1.75m x 1.65m (narrowing to 1.04m))

Fitted with a white suite comprising corner shower cubicle with sliding glass doors, electric shower, low level w/c with push button flush, pedestal wash hand basin, tiled walls and flooring, wall mounted extractor fan.





Directions To Property

From the Hayle office turn left along Fore Street, St Georges Hall will soon be seen on your right hand side, situated opposite Julian Foye furniture store.

Contact Us

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PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		