

Carnsew Road

Hayle

TR27 4ET

Offers In The Region Of  
£335,000

- STUNNING GROUND FLOOR APARTMENT WITH LOVELY VIEWS AND ACCESS TO CARNSEW POOL
- TWO DOUBLE BEDROOMS WITH MASTER EN-SUITE
- COURTYARD AND PRIVATE LAWNED GARDEN WITH SHED/SUMMERHOUSE
- SOUGHT AFTER WATERSIDE LOCATION CLOSE TO TOWN AND AMENITIES
- ALLOCATED PARKING
- UNDERFLOOR HEATING
- MODERN AND SPACIOUS ACCOMMODATION THROUGHOUT
- NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED



 **Millerson**  
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Tenure - Share of  
Freehold

Council Tax Band - C

Floor Area - 815.70 sq ft



## COMMUNAL DOOR LEADING TO TWO APARTMENTS

### ENTRANCE HALL

Built in cupboard housing the hot water tank and providing additional storage, television point, access to all rooms.

### OPEN PLAN LOUNGE/DINER/KITCHEN

32'4 x 12'3 (9.86m x 3.73m)

A lovely, spacious and light triple aspect room enjoying views over the Estuary with Lelant in the distance.

**KITCHEN AREA:** One and a half bowl sink unit with adjoining work surfaces incorporating a ceramic hob with oven below and extractor fan over, range of base and eye level units with integral fridge freezer, washing machine and dishwasher, breakfast bar with fitted cupboards and seating, double glazed window to the side.

**DINING AREA:** Wooden flooring, ample space for dining table, access into the lounge.

**LOUNGE:** Double glazed window to the rear and sliding doors to the side leading to the private patio seating area and enjoying these superb views.

### BEDROOM 1 EN-SUITE

16'11 x 9'8 (5.16m x 2.95m)

Double glazed sliding doors enjoying lovely views and leading to a private courtyard garden, television point.

### EN-SUITE

5'8 x 4'10 (1.73m x 1.47m)

A stylish shower room with w.c, wash hand basin, cubicle with shower over, complementary wall and floor tiling.

### BEDROOM 2

12'3 x 9'1 (3.73m x 2.77m)

Double glazed window to the side, television point.

### MAIN BATHROOM

7'0 x 4'10 (2.13m x 1.47m)

A modern suite featuring a panelled bath with shower over, w.c, wash hand basin, heated towel rail, complementary wall and floor tiling, Double glazed window to the side.

## PARKING

There is an allocated parking space for the apartment close to the entrance.

## GARDEN

There is a private courtyard garden that is accessed via the lounge and main bedroom and enjoys superb views. There is also a separate lawned garden with timber shed/summerhouse and similar beautiful views. There is also direct access to the South West Coast Path to the rear of the building.

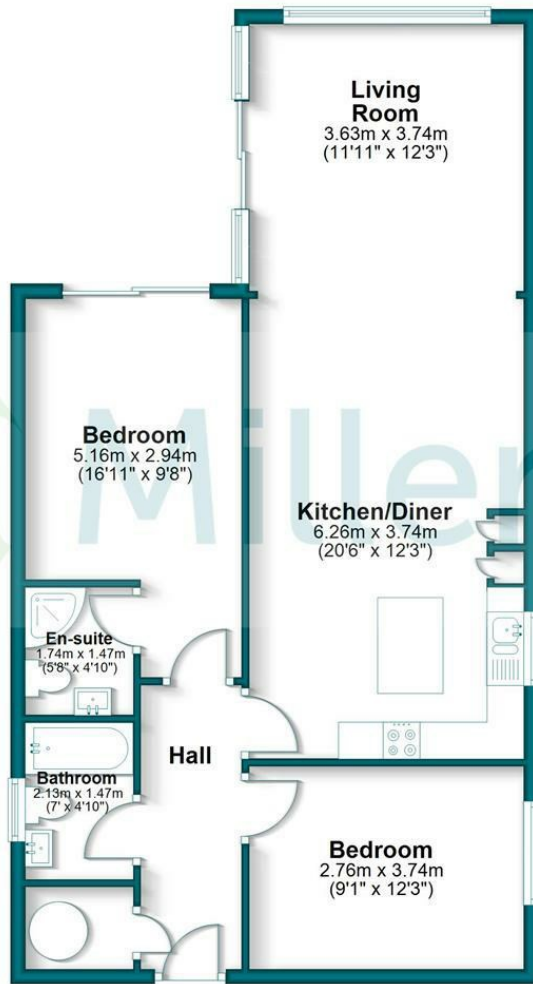
## AGENTS NOTE

All residents own a share of the freehold with ground rent and service charge set at £1020 for 2024. This includes buildings insurance and upkeep/maintenance of all communal areas.



### Ground Floor

Approx. 75.8 sq. metres (815.7 sq. feet)



Total area: approx. 75.8 sq. metres (815.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Directions To Property

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## Valuation Request

