



Penpol Terrace
Hayle
TR27 4BQ

Asking Price £230,000

- SPACIOUS TWO BEDROOM APARTMENT
- SUPERB COASTAL AND HARBOUR VIEWS
- CONVERTED LOFT SPACE
- ALLOCATED PARKING
- A MUST SEE PROPERTY



 Millerson
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Tenure - Leasehold

Council Tax Band - A

Floor Area - 813.00 sq ft



Obscured double glazed door into...

OPEN PLAN LOUNGE/KITCHEN/DINER

22'9 x 17'2 (6.93m x 5.23m)

A spacious living area with oak flooring, inset ceiling lighting, heating radiator, double glazed window to the front aspect with superb outlook across Hayle Harbour, plus sea and coastal views. Wall mounted electric fire.

Kitchen- fitted with a range of base and wall mounted units, four ring gas hob, electric oven below, tiled splash back, stainless steel extractor above, space for dishwasher. Stainless steel sink and drainer with mixer tap, space for fridge freezer.

Door leading to...

HALLWAY

Fitted carpet, radiator, useful built in cupboard, with space for washing machine, built in shelving, further built in cupboard with space for fridge freezer.

Carpeted stairs with storage beneath, leading to converted loft space.

Door to...

BATHROOM

8 x 7'8 (2.44m x 2.34m)

A luxuriously appointed bathroom with spa bath, mixer tap, mains fed shower over, glass shower screen, low level w/c, wash hand basin with monobloc tap, quartz top, with vanity unit below and fitted mirror above. Obscured double glazed window to the front, heated towel rail. tiled floor and walls, inset ceiling spot lights,

BEDROOM

17'6 x 7'11 (max into wardrobe) (5.33m x 2.41m (max into wardrobe))

A bright room, fitted carpets, 2 roof lights, double glazed window to the side, radiator, built in wardrobe and dressing table, inset spot lights and ceiling mounted fan.

BEDROOM

12'10 x 7'8 (3.91m x 2.34m)

Fitted carpet, double glazed window to the front, radiator, inset ceiling spot lights, built in wardrobe.

ATTIC ROOM

23 x 11'5 (7.01m x 3.48m)

Fitted carpet, built in storage, roof light with Harbour and coastal views, further roof light with views towards the Towans.

OUTSIDE

Wooden steps lead to the front door and also onto an decking with delightful views across the Harbour.

PARKING

There is an allocated parking space for one car, situated a short distance from the apartment.

LEASEHOLD

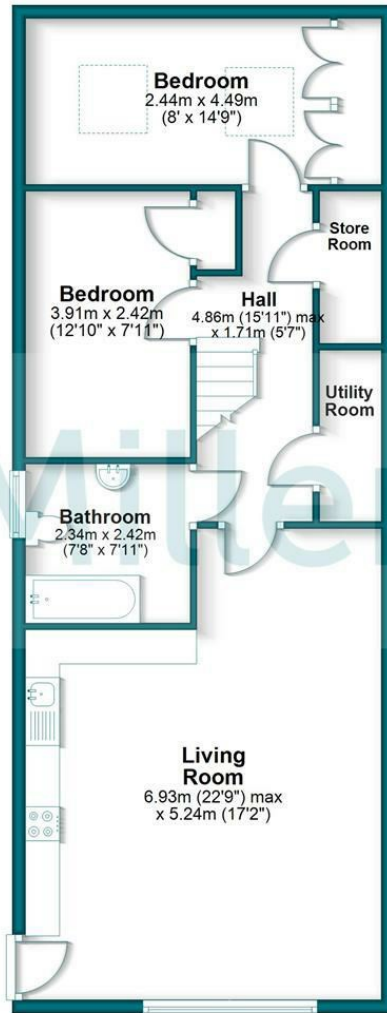
The apartment will benefit from a 999 year lease.

Ground Rent Per Annum = £1

Service Charge= TBC once new lease is set up.



Ground Floor
Approx. 75.6 sq. metres (813.3 sq. feet)



Total area: approx. 75.6 sq. metres (813.3 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

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Valuation Request

