



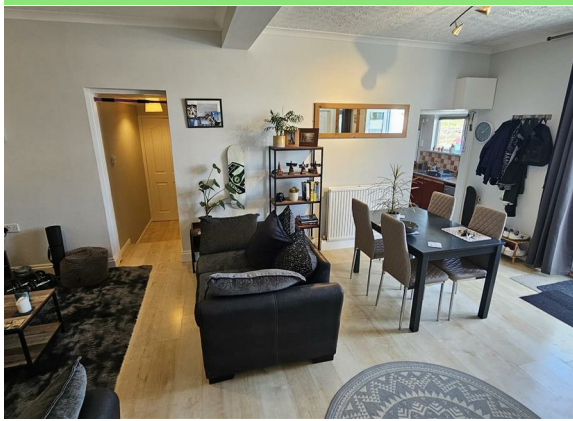
Penpol Terrace

Hayle

TR27 4BQ

Asking Price £195,000

- SPACIOUS TWO BEDROOM APARTMENT
- PARKING FOR UP TO TWO CARS
- GAS CENTRAL HEATING
- CENTRALLY LOCATED WITHIN HAYLE
- NO ONWARD CHAIN



Tenure - Leasehold

Council Tax Band - A

Floor Area - sq ft



Double glazed front door opening into...

OPEN PLAN LOUNGE DINER

22'5 x 11'8 (6.83m x 3.56m)

A most spacious room with high ceilings, laminate flooring, two radiators, various doors leading off, open and steps down to..

KITCHEN

10' x 8'3 (3.05m x 2.51m)

Fitted with a range of base and wall mounted units with roll top work surface over. Stainless steel sink and drainer with monobloc tap, tiled splash back, double glazed window to the front and side aspect. Four ring gas hob with electric oven below, gas boiler, tiled flooring, space for fridge freezer.

From the living area, step down leading to built in cupboard, with space and plumbing for washing machine.

Door into...

BATHROOM

8'4 x 6'9 (2.54m x 2.06m)

Panel enclosed bath with mains fed shower above, tiled surround, low level w/c, pedestal wash hand basin, with tiled splash back, tile effect flooring, radiator.

BEDROOM 1

10'11 x 10'10 (3.33m x 3.30m)

Laminate flooring, radiator, double glazed window to the rear.

BEDROOM 2

11' x 10'4 (3.35m x 3.15m)

Laminate flooring, radiator, double glazed window to the rear and front aspect.

OUTSIDE

To the front of the property is a gravelled parking / garden area, providing parking for up to two cars.

Steps down to a footpath, leading to the front door.

LEASEHOLD

We are advised by our client that each apartment will benefit from a 999 year lease.

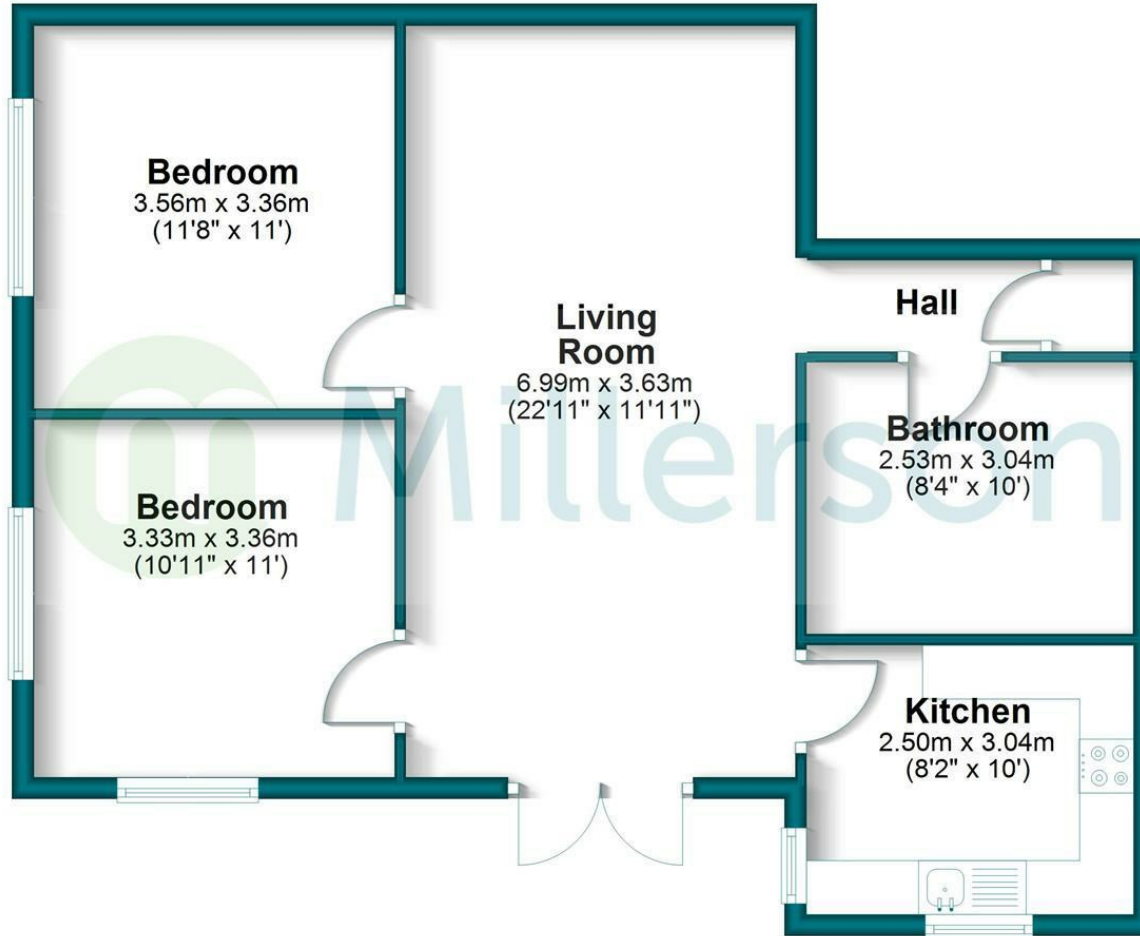
Ground Rent Per Annum = £1

Service Charge= TBC once new lease is set up.



Ground Floor

Approx. 68.5 sq. metres (737.1 sq. feet)



Total area: approx. 68.5 sq. metres (737.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

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