

4 Chins Field Close Hayle, TR27 4FJ



MATHER
PARTNERSHIP





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This stunning top-floor apartment is a modern gem built in 2019. With two well-proportioned bedrooms and a contemporary bathroom, this flat offers a delightful blend of comfort and style. As you step inside, you are welcomed by a spacious hallway that features 2 useful storage cupboards, ensuring that your living space remains tidy and organised.

The open-plan living area is particularly impressive, providing a light and airy atmosphere that is perfect for both relaxation and entertaining. From this inviting space, you can enjoy lovely views towards the iconic Black Bridge at Hayle Estuary, as well as glimpses of the picturesque West Cornwall Golf Club and Knill's Memorial in the distance.

This property also boasts parking for two vehicles, a significant advantage in this desirable location. Additionally, residents have access to a large storage area and a bin store, enhancing the convenience of apartment living.

Situated close to the town centre and local schools, this apartment is ideally positioned for those seeking a vibrant community lifestyle. Whether you are a first-time buyer, an investor looking for a promising opportunity, or someone wishing to downsize, this property is sure to meet your needs. With its modern features and prime location, this flat is a wonderful choice for anyone looking to enjoy the best of Hayle living.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Guide Price- £220,000

Location

Hayle is a thriving coastal town and has many amenities and is becoming one of the most sought after towns within West Cornwall. There is a train station providing national rail links as well as providing easy local access to St Ives, Penzance and Truro. The North coast is a huge draw for Hayle. The beaches are world class, as it the surf! There are numerous beach choices nearby to include Hayle beach, Gwithian & Godrevy to mention just a few. There are good transport links via the A30. The major towns of Penzance, Helston, Camborne, Redruth and Truro are all within easy reach by road. There is a great selection of supermarkets and individual boutique shops, restaurants and cafes. Its a fantastic place to live.

Accommodation

Front door leading into a large reception hallway offering 2 large storage cupboards

2 double bedrooms

Family bathroom

Open plan living space

Parking

The apartment is sold with the benefit of 2 allocated parking spaces

Outside

The apartment has the use of an external storage cupboard. The area is loosely divided into three areas and the area for the apartment is to the far right hand side as you enter the storage area. There is a bin store area where the waste bin and recycling bins are stored.

Services

Mains Gas, Electric, Water and Drainage

Service Charges & Lease Information

The management of the block is run by Gateway Property Management and the Freehold is owned by Vistry Homes. The lease commences in 2019 and is set over a 999 year period and there is 993 year remaining at the point of instruction. The ground rent is £250 per annum and the service charge is £1300

New Build Guarantee

We are informed that the property is still under the builders warranty





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band- A

What3Words

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Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

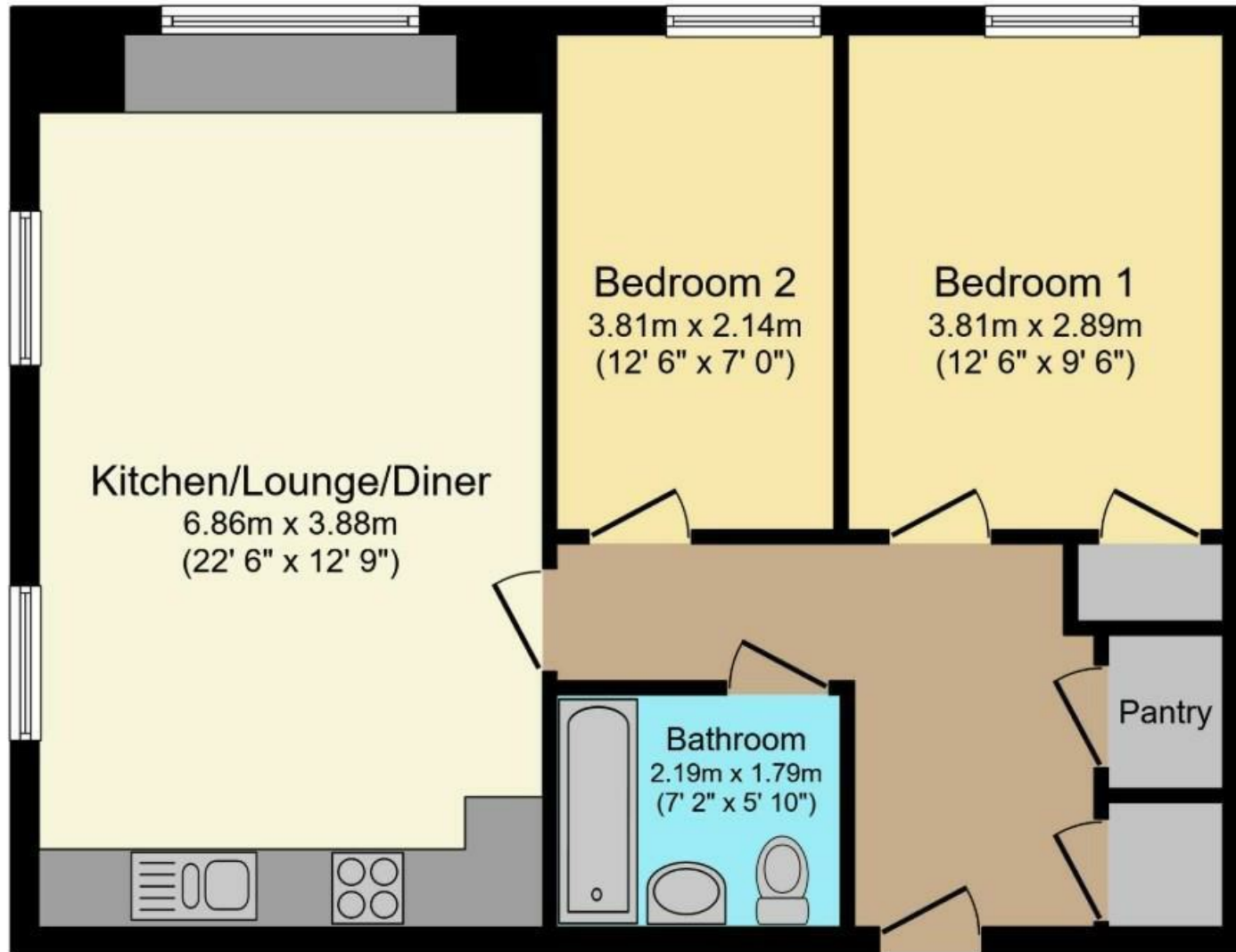
Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





Total floor area 62.5 sq.m. (673 sq.ft.) approx

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

