



Flat 3, 77 Queensway  
Hayle, TR27 4NL







# Flat 3, 77 Queensway Hayle, TR27 4NL

This well presented flat is one of four within a granite building just off the centre of Hayle. Being well maintained, the property offers the perfect combination of style, comfort, and convenience. The flat features a welcoming hallway, master bedroom and a second bedroom, ideal for guests, or a home office. There is a shower room and a spacious open plan lounge, kitchen, and dining area, providing a light and airy space perfect for modern living. Residents benefit from a communal entrance hallway and well maintained communal gardens. This flat is in excellent condition throughout, making it an ideal opportunity for a long term let or a first time purchase. Early viewing is highly recommended to fully appreciate the quality and charm on offer.



The Mather Partnership, Offices in Helston & Hayle  
**Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)**  
**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Guide Price - £189,950**

#### **Location**

Hayle is a port town in West Cornwall, just over 5 miles from St Ives. It is situated at the mouth of the Hayle River, and boasts a 3 mile stretch of golden sand at the glorious Hayle Beach. This beautiful beach spans from the Hayle Estuary to Gwithian Towans and Godrevy Point, which is famous for its Lighthouse. It's a haven for wildlife lovers, the Hayle Estuary is managed by the RSPB and regular visitors include curlews, little egrets, oystercatchers, teals and wigeons. Hayle is growing in popularity and with good reason. There is a sandy beach on the doorstep and lots of beach cafes and bars along the coast. It is an amazing location for those who enjoy cycling, walking, surfing, fishing and kayaking. Hayle has excellent transport links with easy access onto the A30 and direct trains to London Paddington.

#### **Accommodation**

Communal Entrance with stairs leading to the front door of Number 3.

Hallway

Open Plan Lounge/Kitchen and Dining Room

Bedroom One

Bedroom Two

Shower Room

#### **Outside**

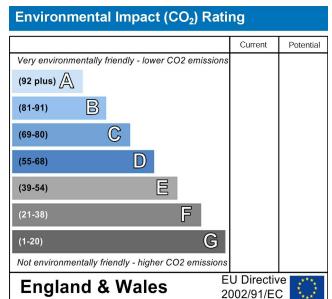
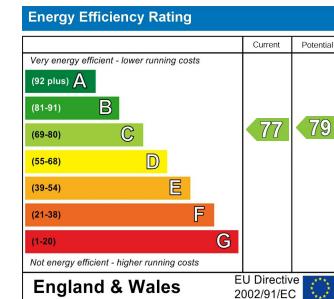
The property has the use of the communal garden that is laid to lawn and patio. There is also an area to store a wheelie bin. Our client advises that each flat helps to maintain the outside space.

#### **Lease Information**

Our client has advised that the property is being sold with the remainder of a 999 year lease which commenced in 2014. Our client owns a share of the freehold. Our client advises that each flat currently pays £40 per month as a service charge which covers buildings insurance and the maintenance of the building.

**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.

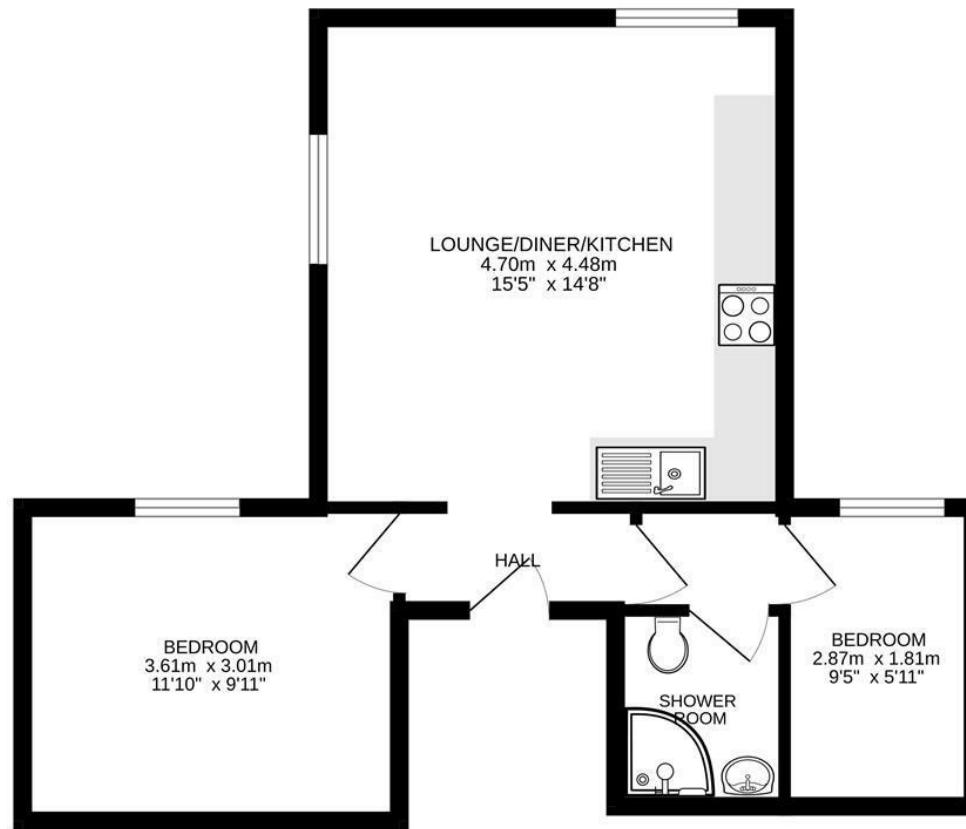
**Proof of Finances**

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/>





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
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