



46 Madison Close, Hayle,  
Cornwall, TR27 4BZ













**46 MADISON CLOSE, HAYLE, CORNWALL, TR27 4BZ**

**£165,000**

**\* TOWN CENTRE LOCATION \* FIRST FLOOR FLAT \***

**\* TWO DOUBLE BEDROOMS \* OPEN PLAN LIVING/KITCHEN/DINING AREA \***

**\* MODERN BATHROOM SUITE \* ALLOCATED PARKING SPACE \***

**\* VISITOR PARKING AVAILABLE \* WELL PRESENTED THROUGHOUT \***

**\* EPC = TO BE ASSESSED \* COUNCIL TAX BAND - A \***

**\* APPROXIMATE SIZE TO BE CONFIRMED \***

A well presented two bedroom first floor flat ideally located in the heart of Hayle town centre, offering convenient access to local shops, amenities, and transport links. The accommodation comprises a good size open plan living/kitchen/dining room, perfect for modern living and entertaining. There are two double bedrooms and a contemporary bathroom suite finished to a good standard. Externally, the property benefits from a numbered allocated parking space as well as additional visitor parking. The flat has been recently updated being in good condition throughout and would make an ideal first time purchase, investment opportunity, or low maintenance home. Early viewing is highly recommended to avoid disappointment.

**COMMUNAL ENTRANCE:** Stairs rising to first floor. Door to:

**ENTRANCE PORCH:** Door to:

**INNER HALL:** Entry phone system, radiator.

**OPEN PLAN LIVING / KITCHEN / DINING ROOM:** 18' 4" x 12' 5" minimum (5.59m x 3.78m) Range of base and wall mounted units with integral electric over and gas hob with extractor hood over, single bowl stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine and tumble dryer, space for freestanding fridge freezer, cupboard housing wall mounted combination boiler, two radiators, two double glazed windows to the front.

**BEDROOM ONE:** 11' 8" x 10' 2" (3.56m x 3.10m) Double glazed window to the rear, radiator, Aqualisa smart shower controller.

**BEDROOM TWO:** 10' 5" x 10' 0" (3.17m x 3.05m) Double glazed window to the rear, radiator.

**BATHROOM:** 6' 11" x 6' 2" (2.11m x 1.88m) Modern suite comprising panelled bath with glazed screen and smart controlled shower over, low level w.c. with concealed cistern, sink unit with built in cupboards, vanity unit over with light, heated towel rail, extractor fan.

**OUTSIDE:** Allocated numbered parking space and use of visitors parking.

**SERVICES:** Mains water, gas, electricity and drainage.

**AGENTS NOTE:** The property is constructed of block under a slate tiled roof. We checked the phone signal with EE which was good. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property.

**DIRECTIONAL NOTE:** Via What3Words: ///stitching.alcove.fashion

**CHARGES:** To be confirmed.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300



1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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