

MAP estate agents

Putting your home on the map

Market Square, Hayle

£175,000

Leasehold







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Property Introduction

A superb and extremely well presented first floor flat, situated in a Grade II listed development in the heart of Hayle close to all amenities.

This lovely home benefits from a dual aspect lounge with an attractive feature electric fire, a kitchen with built-in oven and hob plus further appliance spaces, two bedrooms, a bathroom and a useful study which is perfect for working from home.

The property has gas central heating and also benefits from double glazing.

Another benefit is the large integral communal garage where the property has a designated parking space. To the rear of the flats is a communal drying area.

Location

The property is situated in the heart of Hayle which is a popular town boasting three miles of golden sands and impressive sand dunes. There is easy access to the A30 which is approximately half a mile away, Hayle also benefits from a Primary and Secondary school along with a wide range of independent shops and supermarkets.

St Ives lies approximately four miles away and is a popular seaside resort with an impressive harbour and is home to the Tate Gallery.

ACCOMMODATION COMPRISES

HALLWAY
Built-in cupboard. Radiator. Telephone entry system and two double glazed windows.

LOUNGE/DINER 16' 9" x 10' 2" (5.10m x 3.10m)
A dual aspect room with three double glazed windows, feature electric fire, two radiators and space for a dining room table.

KITCHEN 9' 9" x 6' 7" (2.97m x 2.01m)
Range of base units with worktop over, built-under oven, inset hob with extractor above and inset sink. Spaces for washing machine,

tumble dryer and upright fridge freezer and matching wall cupboards.

BEDROOM ONE 12' 1" x 9' 6" (3.68m x 2.89m)
Two double glazed windows. Radiator and built-in double wardrobe.

BEDROOM TWO 10' 3" x 7' 4" (3.12m x 2.23m)
Double glazed window. Radiator.

OFFICE 7' 8" x 5' 6" (2.34m x 1.68m)
Double glazed window. Wall mounted combination boiler.

BATHROOM
Bath with mains fed shower, WC and wash hand basin. Heated towel rail and double glazed obscured window.

GARAGE
A communal integral garage where the property has a designated parking space.

OUTSIDE
To the rear of the flats is a communal drying area.

LEASEHOLD INFORMATION
Remainder of a 199 year lease created in 1989. Ground rent £100 per year. Service/maintenance charge £1000 per annum which includes the buildings insurance. Pets allowed only with consent of the Lessor.

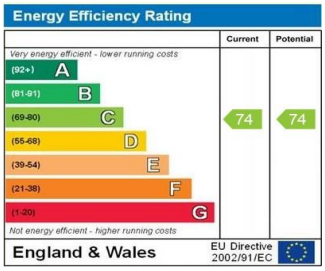
DIRECTIONS
From Loggans Moor roundabout proceed in to Hayle. After passing the petrol station on your left, the property can be found a further 200 yards along on your left hand side. If using What3words trimmer.topics.delivers













MAP's top reasons to view this home

- Superb first floor flat
- Two bedrooms
- Study
- Gas central heating
- Parking
- Double glazing
- Close to amenities
- Communal drying area
- Extremely well presented
- Viewing highly recommended

sales@mapestateagents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)
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01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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