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**Feeding Field Close,
Hayle**

**£87,500
Leasehold**





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Property Introduction

This immaculately presented ground floor apartment is being offered to the market at 50% shared ownership with no onward chain.

Interested parties are encouraged to read the 'Agent's Notes' for criteria for buyers.

The dual aspect open plan living room/kitchen is most spacious and a great place to entertain guests. Further to this there are two bedrooms and a stylish bathroom. The property is fully double glazed and warmed via gas central heating to radiators.

To the rear of the apartment there is an allocated parking space and communal bike store. All in all, a most spacious shared ownership apartment in a convenient location close to the amenities of Copperhouse.

Location

The property is situated on the eastern edge of Hayle which is a popular town boasting three miles of golden sands and impressive sand dunes. Copperhouse has a range of shops, restaurants, cafes and a convenience store, there is easy access to the A30 trunk road which lies approximately half a mile away, there are primary and secondary schools nearby along with a wide range of independent shops and supermarkets.

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

ACCOMMODATION COMPRISES

Panelled door to:-

ENTRANCE HALL

Radiator. Doors to:-

BEDROOM ONE 11' 10" x 9' 9" (3.60m x 2.97m)

Double glazed window to front. Radiator. TV point.

BEDROOM TWO 11' 11" x 6' 8" (3.63m x 2.03m)

Double glazed window to front. Radiator.

BATHROOM

Fitted with a modern white suite comprising panelled bath with mains fed shower and screen over, pedestal wash hand basin and close coupled WC. Complementary wall tiling. Radiator.

OPEN PLAN LIVING ROOM/KITCHEN 22' 6" x 12' 7" (6.85m x 3.83m) plus recess

A most spacious light and airy dual aspect living space with two windows to the front elevation and a further window to the rear. The kitchen area is fitted with a matching range of wall and base cupboards with roll edge worksurfaces over incorporating a one and a half bowl single drainer sink unit. Built-in stainless steel oven with gas hob inset to work surface and extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Vinyl flooring.

SERVICES

Mains electricity, mains water, mains drainage and mains gas.

AGENT'S NOTES

The property is Council Tax band 'A'.

LEASEHOLD INFORMATION

The property is being sold with the remainder of a 125 year lease which commenced in 2016. The property is being sold with a 50% shared ownership scheme with Heylo Housing with the property valued at £175,000 with an additional rental charge payable. This can be staircased up to 100% ownership if desired. The current service charge is £479.25 payable six monthly which includes buildings insurance and ground rent.

Shared ownership criteria as follows:-

- Buyers must be above 18 years old
- Buyers must have a total household income under £80,000
- Buyers are expected to use any savings and assets towards the purchase of their home. This may mean selling assets such as bonds, shares, land, and any other financial investments.
- Buyers must purchase the maximum share they can reasonably afford.
- Buyers must not own property in the UK or any other country
- Buyers must have a minimum of 5% deposit towards the share they are purchasing.

DIRECTIONS

From Bodriggy surgery continue east along Queensway and then turn right on to Humphry Davy Lane. Turn left in to Baileys Meadow and then take the second left turning into Longcroft Road. The property will be seen after a short distance on the right hand side. If using What3words:- defensive.spite.pass



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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	



MAP's top reasons to view this home

- First floor apartment
- Two bedrooms
- Open plan living arrangement
- Double glazing and gas central heating
- Allocated parking space
- Communal bike store
- Ideal first time purchase
- 50% Shared ownership scheme



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