



45a Fore Street, Hayle, Cornwall,  
TR27 4DX



Marshall's  
ESTATE AGENTS









**45A FORE STREET, HAYLE, CORNWALL, TR27 4DX**

**£95,000 LEASEHOLD**

**\* ONE-BEDROOM GROUND FLOOR FLAT \***

**\* CENTRAL HAYLE LOCATION – LEVEL WALK TO SHOPS AND AMENITIES \***

**\* FULLY REFURBISHED BY THE CURRENT OWNER \***

**\* OPEN-PLAN LIVING SPACE \* PRIVATE COURTYARD \***

**\* IDEAL FOR FIRST-TIME BUYERS OR INVESTORS \* NO ONWARD CHAIN \***

**\* VIEWING HIGHLY RECOMMENDED \* EPC = D \* COUNCIL TAX BAND = A \***

**\* NO ALLOCATED PARKING \* APPROXIMATELY 39 SQUARE METRES \***

Located just a short, level walk from Hayle's shops and amenities, this recently updated ground floor flat offers stylish open-plan living in a highly convenient location. Refurbished throughout by the current owner, the property features a modern interior, complemented by its own courtyard – perfect for relaxing or entertaining. An ideal investment opportunity or first-time purchase, this low-maintenance home combines contemporary comfort with easy access to the heart of town and really needs to be viewed internally to appreciate to the full.

**DOUBLE GLAZED DOOR TO:**

**OPEN PLAN LIVING SPACE INCORPORATING:**

**KITCHEN AREA:** 11' 4" x 8' 3" (3.45m x 2.51m) Two UPVC double glazed windows to the front, stainless steel sink with mixer tap, a four drawer unit, three base cupboards, four wall mounted cupboards, electric oven and hob, extractor fan, laminate flooring, complementary tiling and plumbing for the washing machine. Open archway to:

**LOUNGE AREA:** 12' 6" x 11' 11" (3.81m x 3.63m) With laminate flooring and electric radiator.

**DOUBLE BEDROOM:** 14' 5" x 10' 7" (4.39m x 3.23m) With UPVC double glazed window to the front and side, laminate flooring, electric radiator. Sliding door to:

**SHOWER ROOM:** Built in shower unit, vanity sink with cupboard under, low level w.c, complementary tiling and shaver socket.

**OUTSIDE:** To the front of the property there is a courtyard garden area laid to wooden chippings with a high wall surround.

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

**TENURE:** The property has the remainder of a 999 year lease which we believe to have been set up in the 1980's.

**COSTS:** Ground rent £1 per annum.

**AGENTS NOTE:** We checked the phone signal with EE which was intermittent. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property.

**DIRECTIONAL NOTE:** From Marshalls Hayle Office turn right and take the first pedestrian access on the right taking you to the rear of the properties where the flat will be ahead of you on your right hand side.

**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



[www.marshallspz.co.uk](http://www.marshallspz.co.uk)