

St. Johns Street  
Hayle  
TR27 4LN

Asking Price £185,000

- A SUPERB TWO BEDROOM GROUND FLOOR APARTMENT
- FRONT AND REAR GARDEN
  - ALLOCATED PARKING
  - WELL PRESENTED ACCOMMODATION
- OPEN PLAN LOUNGE/DINER
- A WELL EQUIPPED KITCHEN
- MODERN SHOWER ROOM
- INTERNAL VIEWING A MUST!
  - EPC: C74
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Leasehold - Share  
of Freehold

Council Tax Band - B

Floor Area - 582.00 sq ft



#### PROPERTY DESCRIPTION

An extremely well presented, and surprisingly spacious, two bedroom, ground floor apartment situated within this quiet, tucked away development which offers a front and rear garden, a block built store, and allocated parking.

An internal viewing of this delightful apartment is sure to impress! Phone now to arrange your viewing appointment.

#### LOCATION

Hayle is a charming coastal town and civil parish in west Cornwall, nestled at the mouth of the Hayle River as it meets St Ives Bay—situated approximately 11km northeast of Penzance.

Known for its unique blend of rich industrial heritage, vibrant natural landscapes, and picturesque three miles of sandy beaches, Hayle is both a serene retreat and an explorer's delight.

St Johns Court is a quiet and tucked away, small residential development, centrally located within Hayle, well placed for all local amenities, nearby schools and excellent transport links.

#### THE ACCOMMODATION COMPRISES

All dimensions are approximate and measured by LIDAR.

Entrance door opening into...

#### ENTRANCE PORCH

Tiled flooring, double glazed window to the side. Door into...

#### ENTRANCE HALLWAY

Fitted carpet, recess with space for coats and shoes. Wall mounted heater controls, radiator, built in cupboard with space for washing machine and tumble drier.

Door into...

#### SHOWER ROOM

Corner shower cubicle with electric shower and curved glass doors, wood effect flooring, concealed cistern w/c with push button flush, obscured double glazed window to the rear.

Wash hand basin with monobloc tap, vanity unit below. Heated towel rail, inset ceiling spot lights, wall mounted extractor fan.

#### BEDROOM 1

Fitted carpet, double glazed window to the rear, radiator.

#### BEDROOM 2

Fitted carpet, double glazed window to the rear, radiator.

#### LOUNGE/DINER

Fitted carpet, two double glazed windows to the front enjoying a sunny aspect. Door into...

#### KITCHEN

Fitted with a range of high gloss, base and wall mounted kitchen units with wood effect work surfacing over. Four ring electric hob with an integrated electric oven below, stainless steel extractor above, tiled splash back.

Integrated dishwasher, fridge and freezer, cupboard housing gas combination boiler, stainless steel one and half sink and drainer with mixer tap, tiled splash back, double glazed window to the front. Tiled floor, and built in plinth heater.

#### OUTSIDE

To the front of the property there is a wooden decked area with raised flower beds, and flower bed borders, hedging to the side, A paved pathway leads around the side of the development and leads to a useful built in store room. A ramp leads to the front door.

#### REAR

Gated access leads to the rear garden which has been designed with low maintenance in mind. There is a large paved patio area with ample space for table and chairs, making this an ideal spot for alfresco dining. There are raised flower bed borders, and a timber shed.

#### PARKING

The property benefits from an allocated parking space for one car, plus the use of a communal visitor parking space.

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 993 years remaining (999 years from 2019)

Service charge: £500 pa

Lease restrictions: Not permitted to holiday let

Property type: Flat

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Allocated and Communal

Building safety issues: No

Restrictions - Listed Building: No



Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area flood risk: No  
 Historical flooding: No  
 Flood defences: No  
 Coastal erosion risk: Yes  
 Planning permission issues: No  
 Accessibility and adaptations: Ramped access  
 Coal mining area: No  
 Non-coal mining area: Yes

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### SERVICES

The property is connected to mains gas, water, drainage and electricity. It falls within Council tax band B. The property has gas fired central heating via a combination boiler, located within the kitchen

### DIRECTIONS

From our office in Hayle turn left along Fore Street and turn right onto Lower Church Street, at the cross road, turn right onto St Johns Street. Continue along this road and the entrance to St Johns Court will soon be seen on your right hand side.

### AGENTS NOTE

Leasehold with the benefit of a share of the freehold, 993 years remaining. Maintenance charge £500 per annum, no ground rent payable.

Please note that the lease restricts the use of the apartment as holiday let. The vendors inform us that pets are allowed within the apartment.

The management company (ST JOHN'S COURT (HAYLE) MANAGEMENT COMPANY LIMITED) is run by the flat owners, no third party is involved. Two flat owners are the directors of the company and each year submit the accounts to HMRC and coordinate some of the admin involve (i.e. payment of building insurance, online banking etc.)





St. Johns Street, Hayle, TR27 4LN





Approximate total area<sup>(1)</sup>  
582 ft<sup>2</sup>  
54.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

50 Fore Street  
Hayle  
Cornwall  
TR27 4DY

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www.millerson.com

## Scan QR For Material Information



Scan me!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(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	

