

Millpond Avenue

Hayle

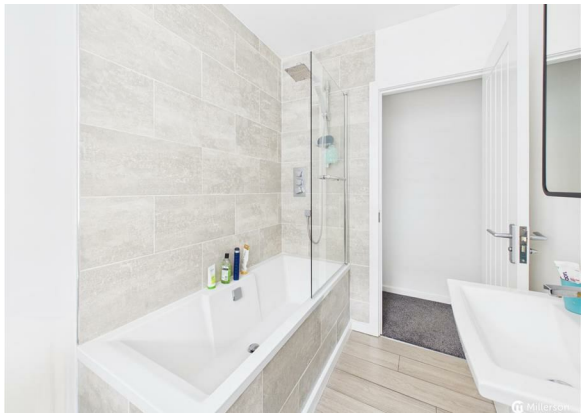
TR27 4HX

Asking Price £165,000

- TWO BEDROOM FIRST FLOOR APARTMENT
- HIGHLY REGARDED RESIDENTIAL LOCATION
- WALKING DISTANCE OF TOWN AND LOCAL FACILITIES
- GAS FIRED CENTRAL HEATING
- OPEN PLAN LOUNGE/KITCHEN/DINER
- MODERN FITTED KITCHEN
- IMPECCABLY PRESENTED ACCOMMODATION
- INTERNAL VIEWING A MUST!
- EPC: C70
- SCAN QR FOR MATERIAL INFORMATION







Millerson
millerson.com

Tenure - Leasehold - Share of Freehold

Council Tax Band - A

Floor Area - 472.00 sq ft


2


1


1


C70

PROPERTY DESCRIPTION

An impeccably presented, two bedroom, first floor apartment, situated in a quiet and highly regarded residential location, a short distance from the town centre.
The gas heated and double glazed accommodation briefly comprises; entrance hallway with built in cupboard housing washing machine, open plan living room / kitchen. Two bedrooms and a well appointed bathroom.
An internal viewing of this delightful property is sure to impress!

LOCATION

Millpond Avenue is located within a highly regarded residential area, situated on the outskirts of Hayle, well placed for all of Hayle's amenities, local primary and secondary school, superb beaches and nearby transport links.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door leading into communal entrance and entrance door into..

ENTRANCE STAIRWELL

Carpeted staircase leading to first floor level, two wall lights.

LANDING

Fitted carpet, heating built in cupboard housing washing machine and electric consumer unit. Radiator, loft access, door into bathroom and bedrooms and door leading into...

OPEN PLAN LOUNGE/ KITCHEN

Open plan living room with fitted carpet.
Modern kitchen, fitted with a range of high gloss base and wall mounted units, integrated fridge and freezer, inset four ring electric hob with attractive tiled splash back, and extractor above. Integrated electric oven below, inset ceiling spot lights and ceiling mounted extractor.
Undercounter stainless steel sink, mixer tap and tiled splash back.
Cupboard housing gas fired, combination boiler.
Double glazed window to the rear, radiator.

BEDROOM 1

Fitted carpet, double glazed sash style window to the front, radiator.

BEDROOM 2

Fitted carpet, double glazed sash style window to the front aspect, radiator. Built in, wooden sleeping platform, with recess below providing a useful storage area.
Built in cupboard to the side and recess to the side providing space for vacuum cleaner and an ironing board.

BATHROOM

Attractively fitted with a white suite comprising panel enclosed bath with waterfall bath filler, mains fed shower over, tiled surround and glass shower screen.
Inset ceiling spot lights, low level w/c, obscured double glazed window to the side. Heated towel rail, pedestal wash hand basin with monobloc tap, tiled splash back and mirror above.

SERVICES

Mains water, electricity, gas and sewerage.
The property is heated via gas fired central heating. The boiler is located in the kitchen.
Council Tax Band: A

PARKING

The vendor informs us that the property has the use of a parking space. This parking area is located to the right hand side, just before you approach the entrance to the development.

AGENTS NOTE

Leasehold with a 25% share of the freehold.
Maintenance charge per month= £0
Ground rent per month= £0
A 25% share of any costs associated with the upkeep of the yard, the outside of the building and for buildings insurance.
The vendor informs us that there are no restrictions in the lease for letting out the property or for use as a holiday let and that pets are allowed within the flat.

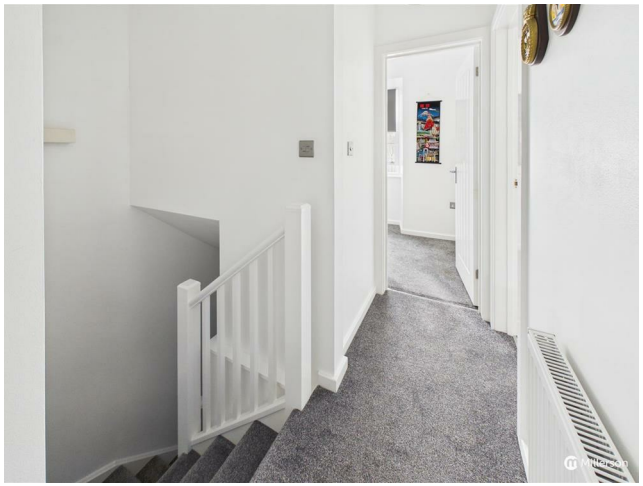
DIRECTIONS

From our Hayle office, turn right and proceed along Fore Street, Commercial Road, Hayle Terrace and Penpol Terrace. Proceed under the railway viaduct and take the first exit at the roundabout and continue past the Whitehart Hotel on your left hand side.
Turn left at the Millpond Gardens and proceed along Millpond Avenue. Mellanear Court will soon be seen at the end of this road on the right hand side.

MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Leasehold
Lease length: 991 years remaining (999 years from 2018)
Share of lease ownership: 25% owned
Council tax band: A
EPC rating: C
The building
Semi-detached flat, non-standard construction (N/A)
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Services
Mains electricity



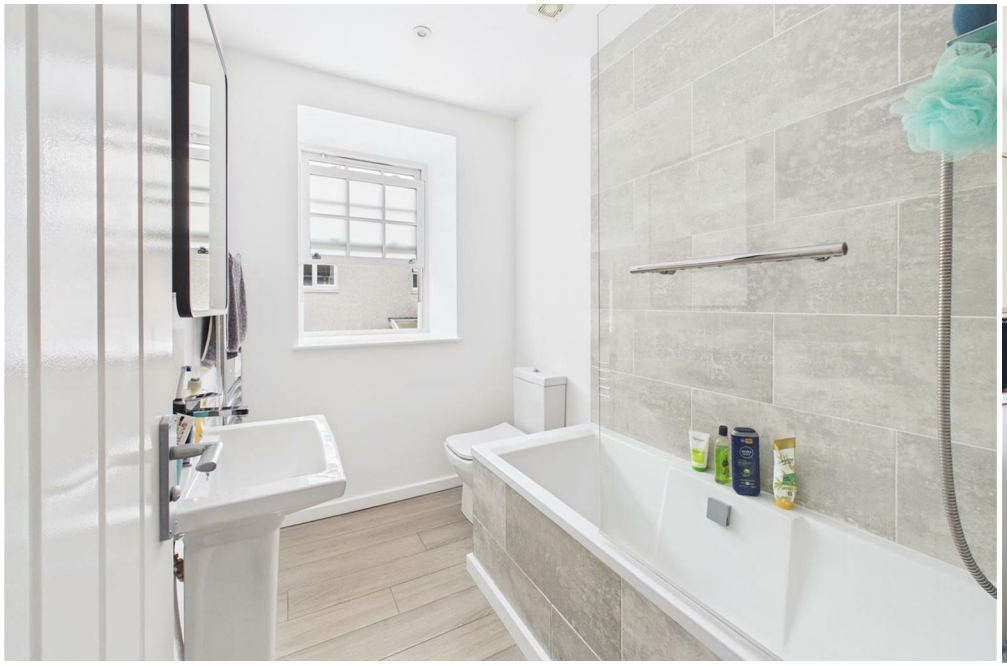




Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: None
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone good, Three good, EE ok
Parking: None
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
In In the HAYLE conservation area (per planning.data.gov.uk; confirm via the local authority search).
No tree preservation order
Public right of way: Right of way
Title register restrictions (CL348698):
- The lease prohibits or restricts transfer or other dealings with the flat. The extract does not give the full conditions, so these should be checked in the lease.
- The register says a transfer or other change of ownership cannot be registered without written consent from the current owner of the Clydesdale Bank PLC charge. This restriction will normally be dealt with when the mortgage is repaid as part of the sale.
Non-coal mining area: yes
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







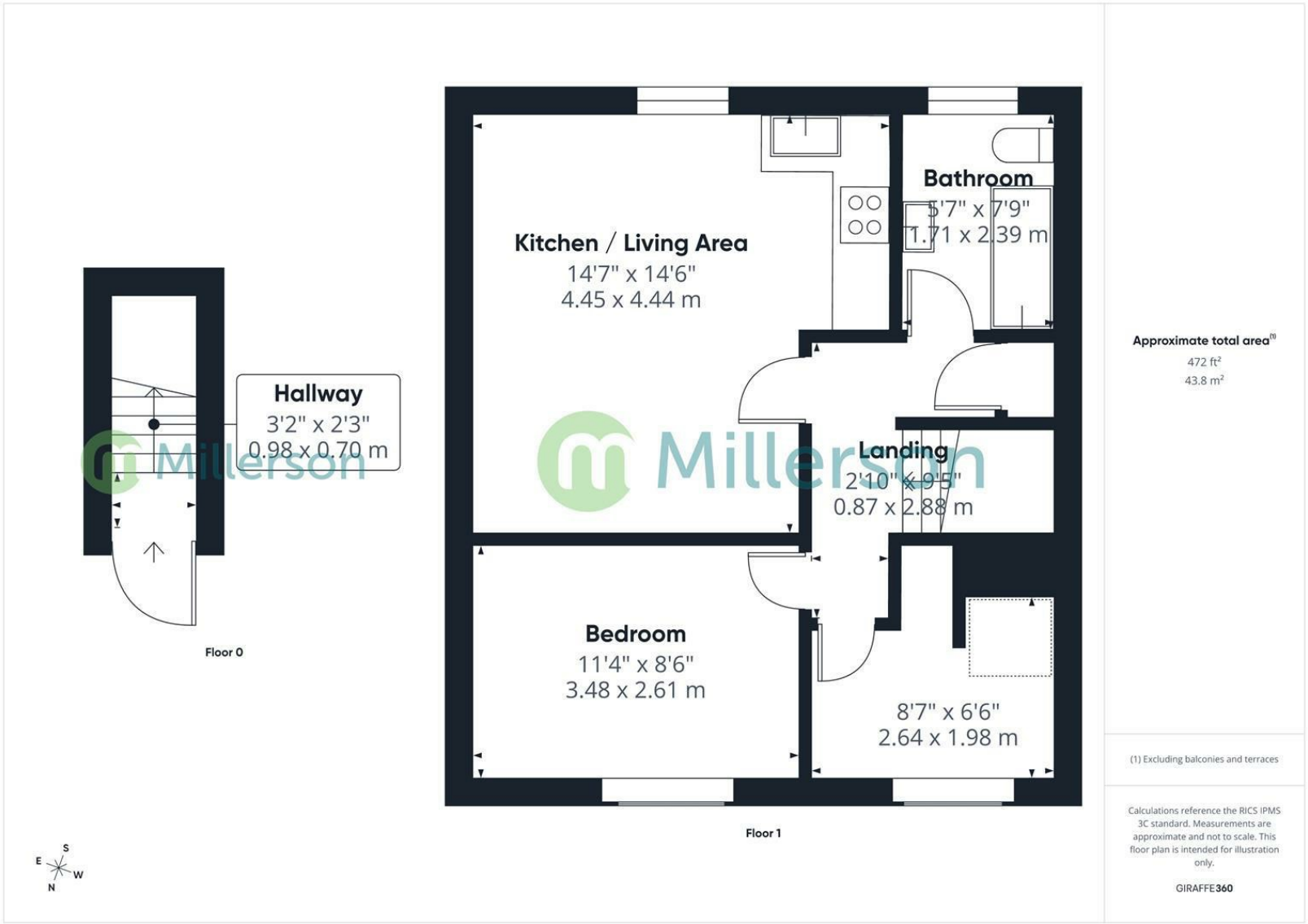


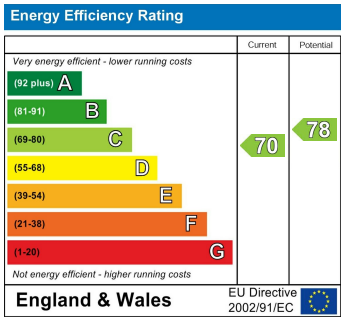
Millpond Avenue, Hayle, TR27 4HX











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

E: hayle@millerson.com
T: 01736 754115
www.millerson.com

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