

Market Square

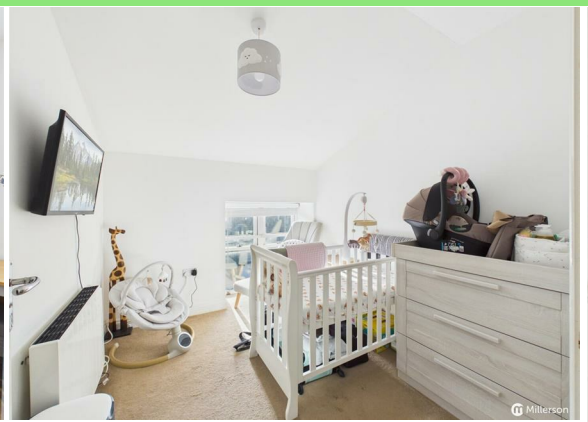
Hayle

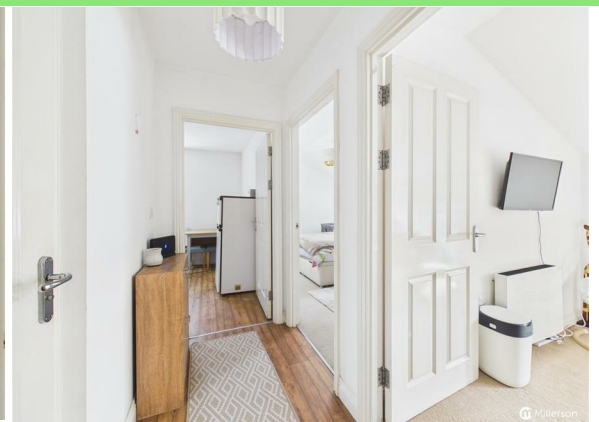
TR27 4BN

Offers In The Region Of £125,000

- TWO-BEDROOM FLAT
- SET IN AN HISTORIC BUILDING
- IDEAL FOR FIRST-TIME BUYERS
- CENTRAL TOWN LOCATION
- INTEREST FOR INVESTORS
- L- SHAPED LOUNGE DINER
- CLOSE TO RECREATION GROUND
- COUNCIL TAX BAND 'A'
- CLOSE TO LOCAL BEACHES AND HARBOUR
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Leasehold

Council Tax Band - A

Floor Area - 395.00 sq ft


2


1


1


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Property
Attention first time buyers/investors: This charming two-bedroom apartment is located in the heart of Hayle, offering a perfect blend of modern living and historic character. Situated in a beautifully converted building, this flat is an excellent opportunity for first-time buyers and investors alike.

This bright apartment features two well-proportioned bedrooms, ideal for accommodating guests or creating a home office, shower room and L-shaped lounge/dining room/kitchen area.

Location
The property's prime location in Market Square means you are just a stone's throw away from local shops, cafes, and amenities, making it easy to enjoy the community that Hayle has to offer. With its rich history and picturesque surroundings, this area is perfect for those who appreciate both culture and convenience and being nearby to great beaches. There are many local walks around the recreational ground, down King George memorial walk towards the historic harbour with views out across to Lelant and Carbis Bay.

Communal Hallway
With stairs leading up to the communal landing then leading to the front door.

Hallway
The hallway connects the main living areas and bedrooms, featuring the wood-effect flooring found in the kitchen/dining space. Entry phone.

Kitchen / Dining Area
This open-plan kitchen and dining area is bright and inviting, featuring a wood-effect floor that adds warmth and character. The kitchen is equipped with wooden units and integrated appliances, including an electric oven and electric hob, complemented by black marble effect surfaces. A window to the rear aspect allows natural light to flood the space, creating a pleasant environment for cooking and dining.

Bedroom One
A spacious and comfortable bedroom with fitted carpeting and white walls that enhance the sense of space. A skylight window in the ceiling brings in natural light, making the room feel airy and bright. Wall mounted electric wall heater, ample power points.

Bedroom Two
With a double glazed sash window to side elevation of the room letting in plenty of natural light, carpeted, wall mounted electric wall heater ensures warmth, ample power points.

Shower Room
With vinyl floor covering, corner shower unit, close coupled WC, pedestal wash basin, wall mounted electric heater, extractor fan.

Agents Note
Leasehold 999 from 2008.
Presently the flat is let out to a couple who would ideally like to stay.
Pets allowed and long term and holiday letting is permissible.
Management company: Blue Waters Residential Management Ltd
Ground Rent: £250 PA (This will paid this in January so nothing for the buyer to pay in 2027)
Service charge: £1428 PA (£121.72 PCM)
Council tax band A (£1640 PA)
Lease 999 years from Jan 2008 (981 years remaining)

Directions
From leaving our Hayle office, turn left and proceed along the payment and when you get to Julian Foye furnishers, St Georges hall is opposite. The double entrance doors are on the left hand side of the building.

Material information
Verified Material Information
Costs and tenure
Tenure: Leasehold
Lease length: 981 years remaining (999 years from 2008)
Council tax band: A
EPC rating: E
The building
Other flat, standard construction
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: Room heaters only
Heating features: Double glazing
Broadband: ADSL copper wire
Mobile coverage: O2 good, Vodafone ok, Three good, EE good
Parking: None
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL248434):
Non-coal mining area: yes

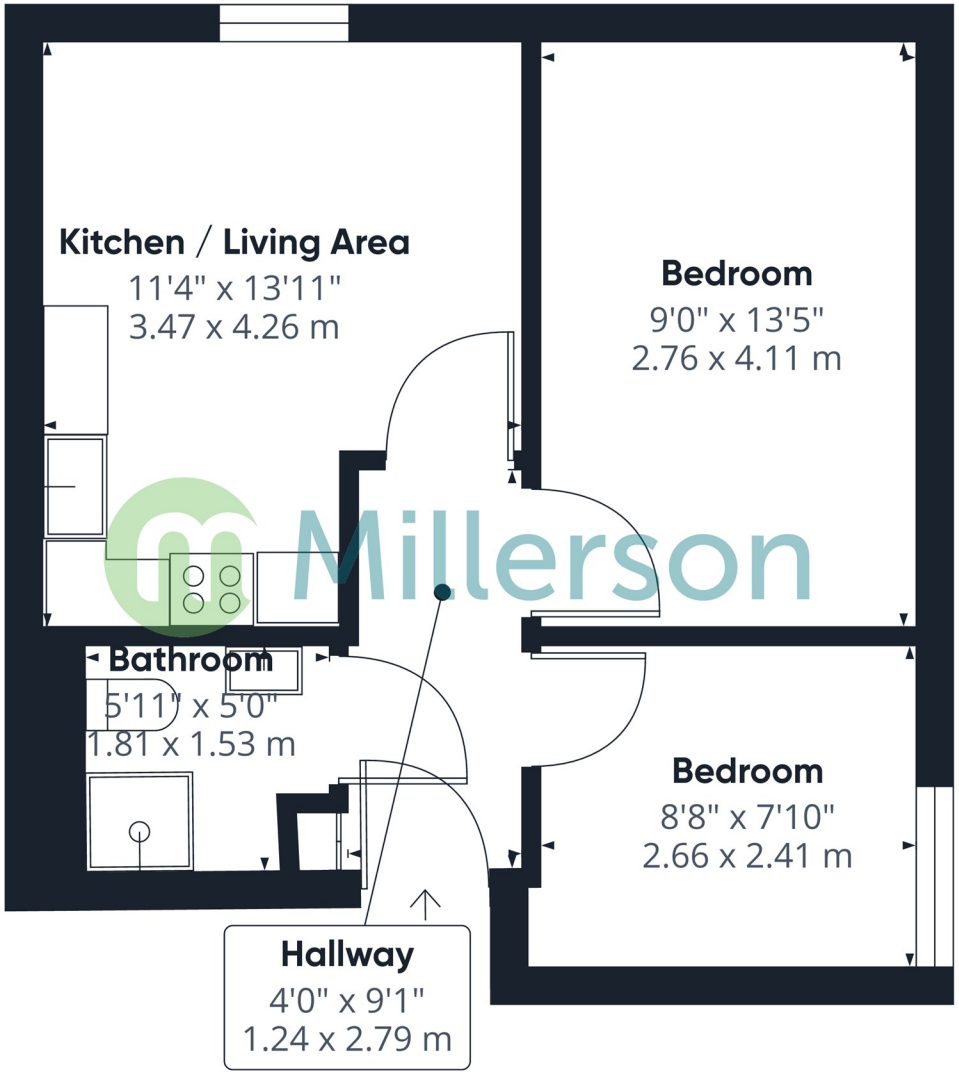






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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approximate total area(1)

395 ft²

36.6 m²

(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!

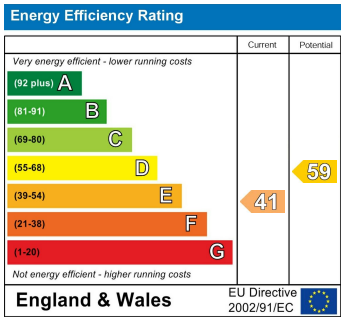
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