

St. Johns Street

Hayle

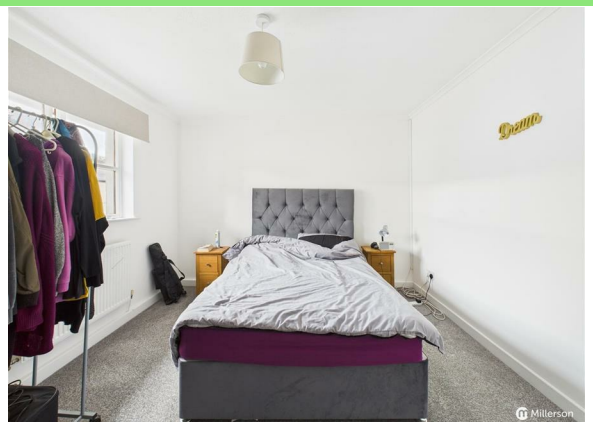
TR27 4LN

Asking Price £160,000

- TWO BEDROOMS
- MODERN KITCHEN
- LEVEL PAVED GARDEN
- ALLOCATED PARKING
- GAS CENTRAL HEATING
- FIRST FLOOR APARTMENT
- DOUBLE GLAZING
- CLOSE TO TOWN CENTRE
- WET ROOM
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Leasehold

Council Tax Band - A

Floor Area - 570.00 sq ft


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PROPERTY
A spacious bright two double bedroom first floor flat set in a desirable development with accommodation comprises of entrance hall, landing, lounge/diner, kitchen, two bedrooms and a wet room. Outside is a good size level enclosed paved garden and with an allocated parking space.

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.

ACCOMMODATION COMPRISES
All dimensions are approximate and measurements are measured by LIDAR.

ENTRANCE HALL
Front door with double glazed stained glass, staircase leading to:

FIRST FLOOR LANDING
Panelled radiator, access to loft space, airing cupboard with fitted shelving, smoke alarm, door leading into:

LOUNGE
With two panelled radiators, dado rail, double glazed box bay window to front elevation with distant views out across to Phillack, and Copper House Pool, TV ariel point, opening to:

KITCHEN
With a range of base and wall units, work tops, stainless steel single drainer sink unit with mixer taps, electric cooker (Gas cooker point available) with extractor fan over, space for fridge/freezer, inset washing machine with plumbing, double glazed window to front aspect., wall mounted Worcester gas boiler, laminate flooring.

BEDROOM ONE
Double glazed window to rear elevation, panelled radiator.

BEDROOM TWO
Double glazed window to rear aspect, panelled radiator.

WET ROOM
With panelling to all walls, low level WC, wash basin, corner shower area, extractor fan, wall mounted electric heater, wall mounted towel rail.

OUTSIDE
There is to the front there is an level garden with paving, boarders to and garden shed.

PARKING AREA
Allocated parking space.

AGENTS NOTE
Council Tax Band 'A' Mains electric, Gas water and Drainage. Lease available for inspection in the office.

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.

MATERIAL INFORMATION
Verified Material Information
Council Tax band: A
Tenure: Leasehold
Lease length: 993 years remaining (999 years from 2019)
Service charge: £500 pa Including Building insurance.
Property type: Flat
Property construction: Standard construction
Energy Performance rating: C
Number and types of room: 2 bedrooms, 1 bathroom, 1 reception
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: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Allocated and Off Street
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: No
Planning permission issues: No
Accessibility and adaptations: Level access shower







Coal mining area: No
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]

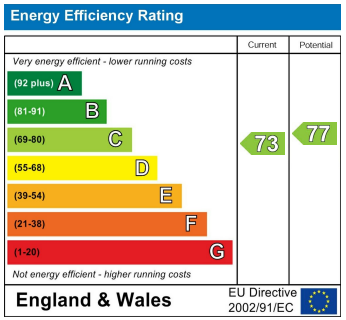
595 ft²

55.3 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?

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Contact Us On The Details Below To Arrange A Valuation

Here To Help

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