

# Foundry Square



Hayle

TR27 4AE

Asking Price £100,000

- IDEAL FIRST TIME BUYERS FLAT
- CAR PARKING SPACE
- BEDROOM ENSUITE
- CENTRAL LOCATION
- OPEN PLAN LIVING ROOM/DINER
- KITCHEN AREA
- WALKING DISTANCE FROM HARBOUR
- FIRST FLOOR FLAT
- NEAR LOCAL BEACHES
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - A

Floor Area - 452.00 sq ft



1



1



1



## Summary

Millerson are delighted to offer this individual one bedroom first floor flat, ideal for first time buyers with an ensuite and open plan living room/ diner and kitchen and benefitting from a parking space, Located in the Foundry area of Hayle with an extensive range of local facilities and close to the stunning North coast with stunning beaches and close to St Ives and Penzance and with good access via the A30.

### PROPERTY

A distinctive and an individual one bedroom first floor flat with accommodation comprises, communal hallway, and then front door into flat, hallway, kitchen area, leading into dining and living area, double bedroom ensuite with shower room off. To the rear is an allocated parking space.

The block is a grade II listed

### LOCATION

This block of flats is located in the heart of the Foundry end of Hayle with numerous local facilities including shops, main railway station, Asda Superstore, local bakery and with a bus stop outside.

### HALLWAY

With front door, consumer unit and smart meter

### KITCHEN

14'1" x 7'6" (4.31m x 2.31m)

Range of base units and eye level cupboards and with pelmet lighting, stainless steel single drainer sink unit inset marble effect work tops, electric cooker point, and space and plumbing for washing machine, tiled splash back .

### LIVINGROOM/DINER.

24'0" x 8'5" (7.32m x 2.59m)

With feature secondary double glazed eye brow window to front, TV aerial point.

### BEDROOM

10'11" x 9'5" (3.33m x 2.89m)

Secondary double glazed window to side, access to loft space, door to:

### ENSUITE

7'6" x 4'0" (2.31m x 1.24m)

With shower cubicle, pedestal wash basin, close coupled WC, tiled walls, wall mounted electric heater.

### OUTSIDE

Allocated at parking space at rear of block.

### DIRECTIONS

At the Foundry end near Asda, there is a roundabout and there is the White Hart hotel and the block of flats are opposite and the entry door is on the left hand side of the block.

### AGENTS NOTE

A copy of the lease is available upon request.

Charges for 2024/25 £600 PA

Contribution 4% of all costs Which last year was £600 PA.

### MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Tenure: Leasehold

Lease length: 189 years remaining (153 years from 1989)

Service charge: £600 pa

Lease restrictions: Refer to lease

Property type: Flat

Property construction: Listed building.

Large arched window to front timber frame window in rear bedroom, both have secondary form of glazing.

Energy Performance rating: F

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: Refer to planning portal

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: None  
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.



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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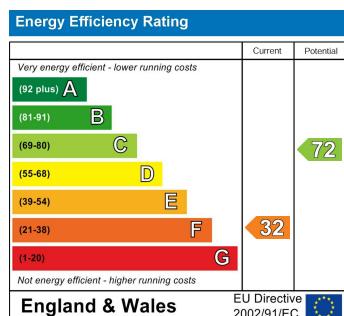
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PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND  
IT IS NOT TO SCALE

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