



**8 St Georges Hall**  
**Market Square**  
**Hayle**  
**TR27 4BN**

Coast

chiropractic  
podiatry - laser  
t: 01736 75 75 24

soft injury & deep soft tissue mass

**8 ST GEORGES HALL, MARKET SQUARE, HAYLE, TR27 4BN**

**GUIDE PRICE £118,500 - LEASEHOLD**

Enjoying views over to Phillack and the Towans from the front elevation, this one bedroom second floor apartment is available with no onward chain.

- \* ONE BEDROOM \* OPEN PLAN LIVING SPACE \* SHOWER ROOM \* DOUBLE GLAZING \*
- \* PHONE ENTRY SYSTEM \* NO ONWARD CHAIN \* CLOSE TO AMENITIES \*
- \* IDEAL INVESTMENT/FIRST PURCHASE \* VIEWING ESSENTIAL \* EPC = D \*
- \* COUNCIL TAX BAND = A \*

A second floor, one bedroom apartment in the Copperhouse end of Hayle, within close proximity of the shops and amenities. The apartment enjoys views over to Phillack Church and the Towans from the front and would be an ideal investment or first time purchase. Offered to the market with no onward chain, viewing is essential.

**COMMUNAL ENTRANCE LOBBY:** With staircase rising to first and second floor.

**PRIVATE DOOR TO:**

**HALLWAY:** With storage cupboard.

**OPEN PLAN LIVING SPACE:**

**LOUNGE AREA:** 11' 10" x 9' 3" (3.61m x 2.82m) Arch window to the front with views over to Phillack Church and The Towans, storage heater.

**KITCHEN AREA:** 9' 7" x 6' 6" (2.92m x 1.98m) Stainless steel sink with mixer tap and drainer, plumbing for the washing machine, electric oven and hob, extractor fan, three base cupboards, three wall mounted cupboards, complementary tiling.

**BEDROOM:** 12' 7" x 8' 4" (3.84m x 2.54m) Porthole style window to the front, Velux window to the side. storage heater.

**SHOWER ROOM:** 5' 6" x 4' 10" (1.68m x 1.47m) Shower cubicle, low level W.C., wash hand basin, heated towel rail, shaver socket and light, extractor fan.

**SERVICES:** Mains electricity and water.

**TENURE:** Remainder of 999 year lease setup April 2008.

**OUTGOINGS:** We have been verbally informed that the ground rent is £250 per annum and the service charge is £88.83 pcm.

**DIRECTIONAL NOTE:** From Marshalls Hayle office, proceed easterly, the flats will be found on your right hand side opposite The Cinnamon Trust.



**TO VIEW:** By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627 or the Penzance office (01736) 360203.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW  
TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



[www.marshallspz.co.uk](http://www.marshallspz.co.uk)

