



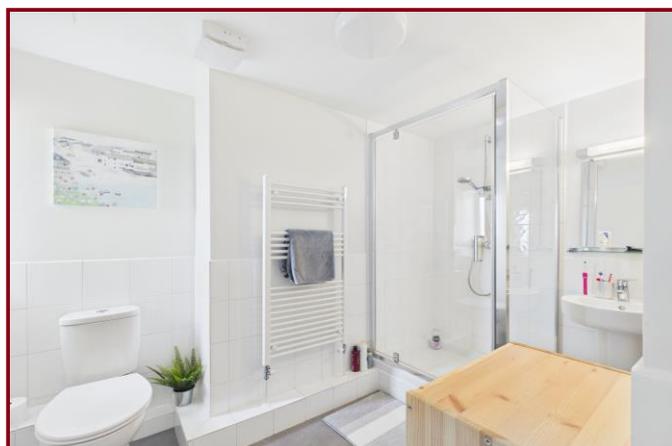
Ground floor apartment



MAP estate agents
Putting your home on the map

**Queensway,
Hayle**

**Guide Price £180,000
Leasehold**





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Hayle**

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Property Introduction

This immaculately presented ground floor apartment is conveniently located a short walk from the amenities of Copperhouse, Hayle and is offered for sale chain-free.

With a spacious living room, kitchen, two bedrooms and a shower room, we feel this makes a fantastic first-time or retirement purchase. The property is double glazed and warmed via gas central heating.

To the outside, there is a generous communal garden to the rear for residents to enjoy.

Location

The property is situated behind the centre of Hayle which is a popular town boasting three miles of golden sands and impressive sand dunes.

Hayle has a mainline Railway Station which provides direct access to London Paddington and the north of England as well as Penzance in the other direction. Copperhouse has a range of shops, restaurants, cafes and a convenience store.

There is easy access to the A30 trunk road which lies approximately half a mile away and there are primary and secondary schools nearby along with a wide range of independent shops and supermarkets.

St Ives lies approximately four miles distant and is a popular seaside resort with an impressive harbour and is home to the Tate Gallery.

ACCOMMODATION COMPRISES

Panelled door to:-

ENTRANCE LOBBY

Understairs storage cupboard. Door to:-

LIVING ROOM 12' 2" x 11' 7" (3.71m x 3.53m) plus recesses

uPVC double glazed window to the front. Television point and radiator. Squared archway to:-

KITCHEN 10' 2" x 8' 10" (3.10m x 2.69m)

uPVC double glazed window to the rear. Fitted with a matching range of wall and base units having butchers block working surfaces over and incorporating an inset stainless steel single drainer sink unit with mixer tap, built-in stainless steel oven with inset hob with extractor fan over. Space and plumbing for washing machine, space for dishwasher, space for fridge/freezer and space for tumble dryer. Complementary wall tiling and wall-mounted combination boiler. Radiator. Opening to:-

REAR LOBBY

Doors off to:-

BEDROOM ONE 15' 6" x 8' 1" (4.72m x 2.46m)

A bright and spacious room with a uPVC double glazed window to the rear overlooking the garden.

BEDROOM TWO 15' 5" x 5' 10" (4.70m x 1.78m)

uPVC double glazed window and glazed panel door to the garden. Radiator.

SHOWER ROOM

uPVC double glazed obscure glass window to the rear. Fitted with a white suite consisting of a pedestal wash hand basin and close coupled WC, independent shower cubicle with glazed screen housing mains fed shower unit and heated towel rail.

OUTSIDE

To the rear and sides of the property, there are lawned communal gardens, enclosed with panel fencing for the residents to enjoy.

SERVICES

Mains electricity, mains water, mains drainage and mains gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'A'.

LEASEHOLD INFORMATION

The property is being sold with the remainder of a 999-year lease which commenced in 2014. The property is divided into four apartments with each leaseholder owning 25% of the freehold. The current service charge per apartment is £40.00 per calendar month. There is no ground rent payable.

DIRECTIONS

The property is located directly opposite the entrance to Bodriggy Health Centre in Hayle. If using What3words: marmalade.provider.original

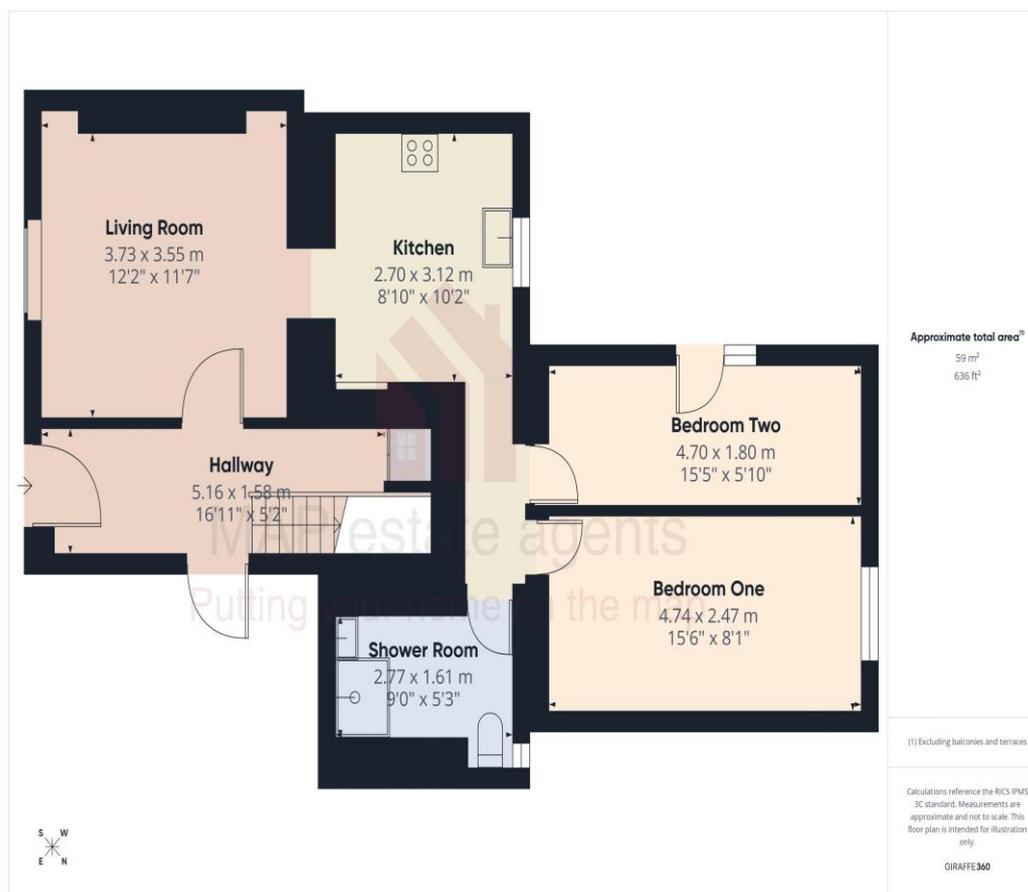


| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 74 | 79 |
| | | EU Directive 2002/91/EC | |



MAP's top reasons to view this home

- Self-contained ground floor apartment
- Immaculately presented
- Two bedrooms
- Generous living room
- Fitted kitchen
- Contemporary shower room
- Remainder of a 999-year lease
- Communal garden, chain-free sale



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