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**89**

# 12 Foundry Flats, Foundry Square, Hayle, Cornwall TR27 4AE

GUIDE PRICE **£85,000+\***

VACANT RESIDENTIAL

## Description

A one bedroom first and second floor penthouse flat with parking space situated close to the harbour, mainline railway station and town centre shopping and leisure facilities in the popular coastal resort of Hayle. The property offers an open plan lounge/kitchen/diner, double bedroom area and bathroom, with the remainder of a renewable 99 year lease which commenced in 1986.

## Situated

The popular coastal town of Hayle is renowned for its 3 miles of sandy beaches, harbour, selection of bespoke shops and restaurants, supermarket and retail park, with excellent access to the A30 and a mainline railway station.

## Ground Floor

Communal entrance hall with stairs to all floors.

## Flat 12 – First Floor

Entrance hall, open plan lounge/kitchen/diner, bathroom and utility cupboard. Staircase up to open plan double bedroom area.

## Outside

Allocated parking space to the rear of the building.

## Viewings

Strictly by prior appointment with Miller Countrywide St Ives 01736 797331. General enquiries Countrywide Property Auctions 01395 275691.

## EPC Rating

F

## Council Tax Band

A



## Lease details

99 year lease which commenced in 1986. Service/Maintenance charge of £600 per annum  
Ground rent £50 per annum

