

**FOR SALE**



**The Willows, Church Street**  
**Guide Price £210,000**

  
**MARTIN & CO**



# The Willows, Church Street

Guide Price £210,000

- TWO BEDROOM APARTMENT
- FIRST FLOOR
- LOVELY VIEWS
- GAS CENTRAL HEATING
- SHARE OF FREEHOLD

The Willows is a striking Grade II listed Georgian mansion in the heart of Helston. Apartment 3 is a two-bedroom, first floor apartment.

The Willows is a striking Grade II listed Georgian mansion in the heart of Helston.

Apartment 3 is a two bedroom, 1st floor apartment comprising an open-plan lounge/ kitchen/ dining room, with a particularly high ceiling and a grand bay window, a bathroom and two double bedrooms.

Gas Central Heating  
Council Tax Band A  
EPC C



The Service Charge for 2023 was £1000 per annum including sinking fund and is likely to be between £800 and £1000 for 2024.

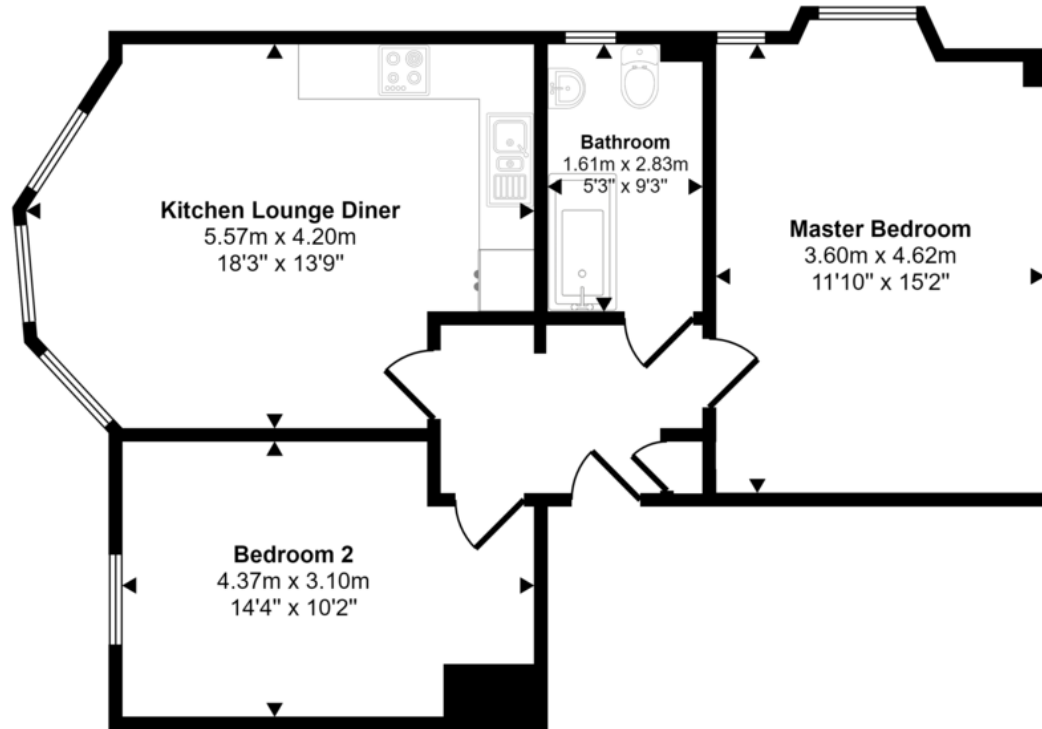
Please note the photos were taken prior to the current tenancy.

The current tenants pay £725 pcm.

The property is to be sold with vacant possession.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Martin & Co Falmouth

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.