

FOR SALE



The Willows, Church Street
Guide Price £190,000

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

NO ONWARD CHAIN. The Willows is a striking Grade II listed Georgian mansion in the heart of Helston. Apartment 3 is a SPACIOUS two bedroom, first floor apartment comprising an open-plan lounge/ kitchen/ dining room with a grand bay window which floods the lounge with light.



The Willows is a striking Grade II listed Georgian mansion in the heart of Helston, built in 1776 for Thomas Glynn by the architect & builder William Wood of Truro. This late 18th-century house was once the home of Sir Henry Toy, a wealthy foundry owner, It later served as district council offices before being converted into 7 apartments.

Apartment 3 is a spacious two-bedroom, first floor apartment of around 667 sq ft / 62 sq m, comprising an open-plan kitchen/ reception room, with high ceilings and a grand bay window, a bathroom and two double bedrooms.

Gas Central Heating

Council Tax Band A

EPC C

Share of Freehold

Service Charge Approx £1200 per annum including sinking fund

On-Street Parking

Please note the photos were taken prior to the tenancy.

The current tenants pay £795 pcm

The property is to be sold with vacant possession.

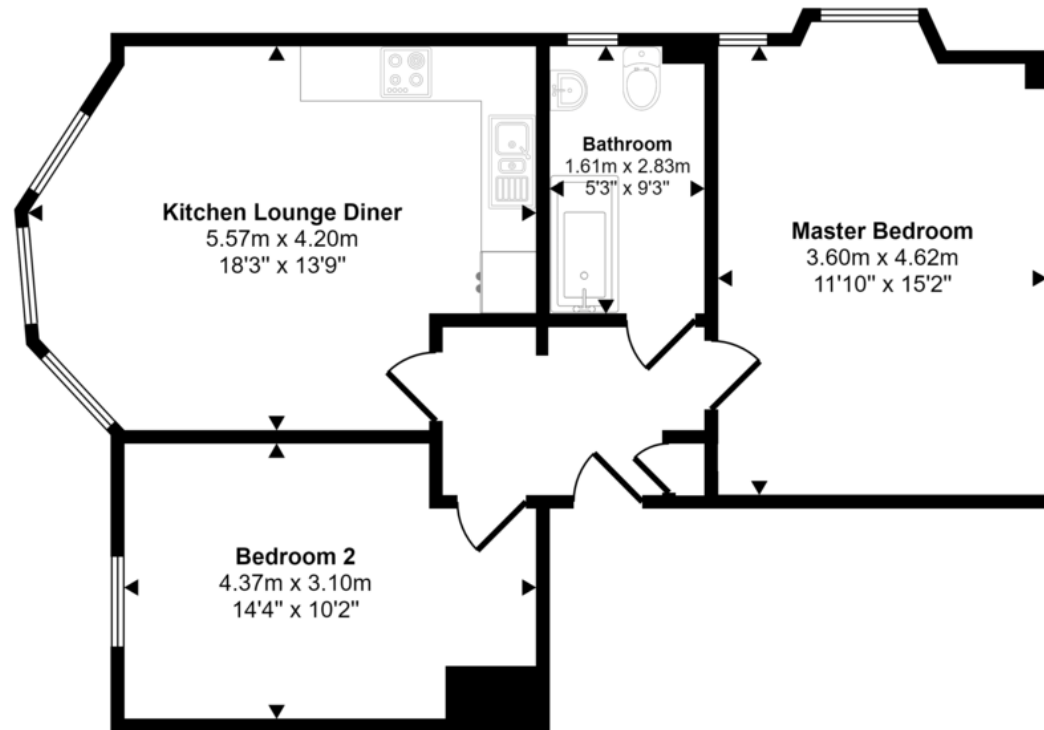
NO ONWARD CHAIN

LOCATION:

The most southerly town in Great Britain, Helston is a bustling traditional Cornish town on the Lizard Peninsula. Known globally for its annual Furry Dance (known locally as the Flora Dance), the town is full of quaint streets and stone cottages, with an array of boutiques, shops and cafes on the high street which dates back to medieval times

Centuries ago Helston was a thriving port, but in the medieval period, the mouth of the Cober River began to silt up, creating the shingle bank called Loe Bar, which effectively closed off Helston and made the largest freshwater lake in Cornwall. The banks of the lake now have a variety of attractive walking paths, making this a popular spot for day trips.





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.

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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.