

**FOR SALE**



**Tregarrick View, Helston**  
**£120,250**

**MARTIN&CO**

## Tregarrick View, Helston

£120,250

- LOCAL CONNECTION APPLIES.
- 65% DISCOUNTED SALE
- TWO BEDROOM GROUND FLOOR APARTMENT
- PARKING
- GENEROUS PRIVATE GARDEN
- GAS CENTRAL HEATING

£120,250 which represents 65% of the full market value. (£185,000)  
Sought after residential area, ground floor apartment with private garden and parking.



Offered to the market at 65% of the overall market value. This light and spacious ground floor apartment benefits from off street parking and has its own generous private garden. From the front door you enter the entrance hallway with doors off to all rooms. The open plan style kitchen, living, dining room is light and spacious with French doors to the side patio area. Two generous bedrooms, family bathroom and a deep storage cupboard.

An early viewing is highly recommended, please see agents notes for restrictions.



Council Tax Band A

EPC C

65% Reduced cost

Leasehold 999 Years 989 years Remaining.

Local restriction applies

#### AGENT NOTE

Eligibility – Local connection required.

In terms of eligibility, preference is given to those with a Helston connection and the need for a 2 bedroom property however we can also consider those with a Cornwall connection after a period of two weeks of advertising:

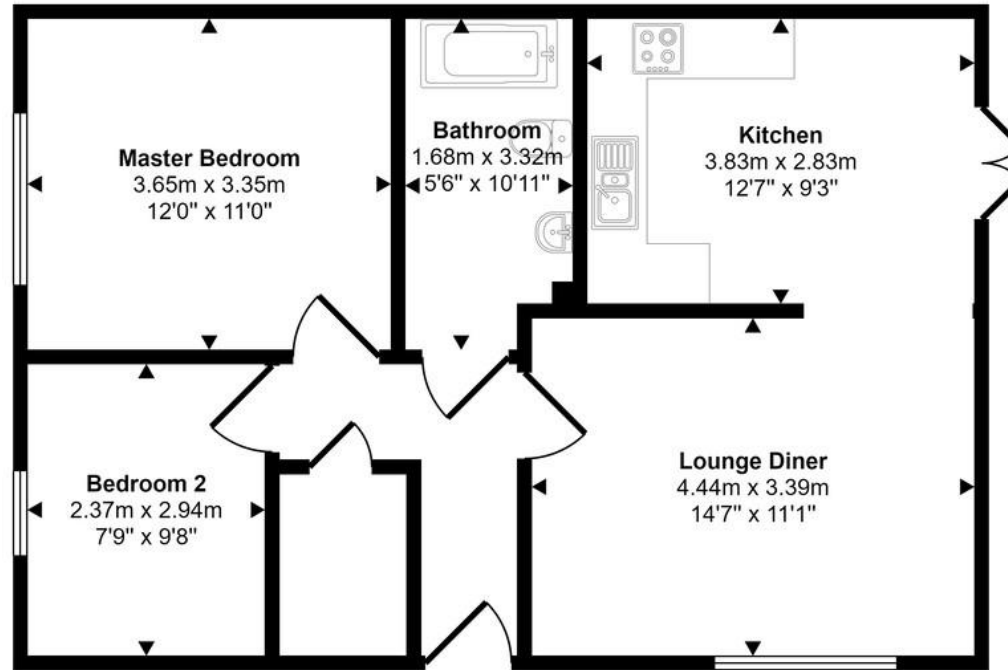
- 12 months + residency
- Permanent employment 16 hours + per week
- Former residency of 5 + years
- Close family connection where that family member has lived for 5 + years (Mum/Dad/Son/Daughter/Brother/Sister)
- Other special circumstances that we may be able to consider. (Please call with details)

In addition potential buyers will need to:

- Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market
- Have a maximum household income of £80,000
- Have a minimum 10% deposit (or 5% with relevant AIP)
- Have a recent AIP from a s.106 lender.



Approx Gross Internal Area  
61 sq m / 654 sq ft



Floorplan

## Martin & Co Falmouth

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**MARTIN&CO**

**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.