

FOR SALE



Medlyns Court, Helston
Guide Price £143,000


MARTIN&CO

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- FIRST FLOOR APARTMENT
- CLOSE TO ALL AMENITIES
- MODERN KITCHEN
- PLEASANT OUTLOOK
- ALLOCATED PARKING

A fantastic opportunity to purchase a very well presented one bedroom first floor apartment that has been a successful rental property for several years and would be ideal for investors, first time buyers or those that want to downsize.

Located in Monument Road and set back within easy reach of the boating lake, Penrose Walks and a supermarket. The property has allocated parking, visitor parking, gas central heating, double glazing, modern kitchen, living room, bathroom and an outside drying area.

Contact us today for more information or to arrange a viewing appointment.

Council Tax Band A

EPC C

Gas Central Heating

Service charge £300pa

Leasehold 999 years from 1986

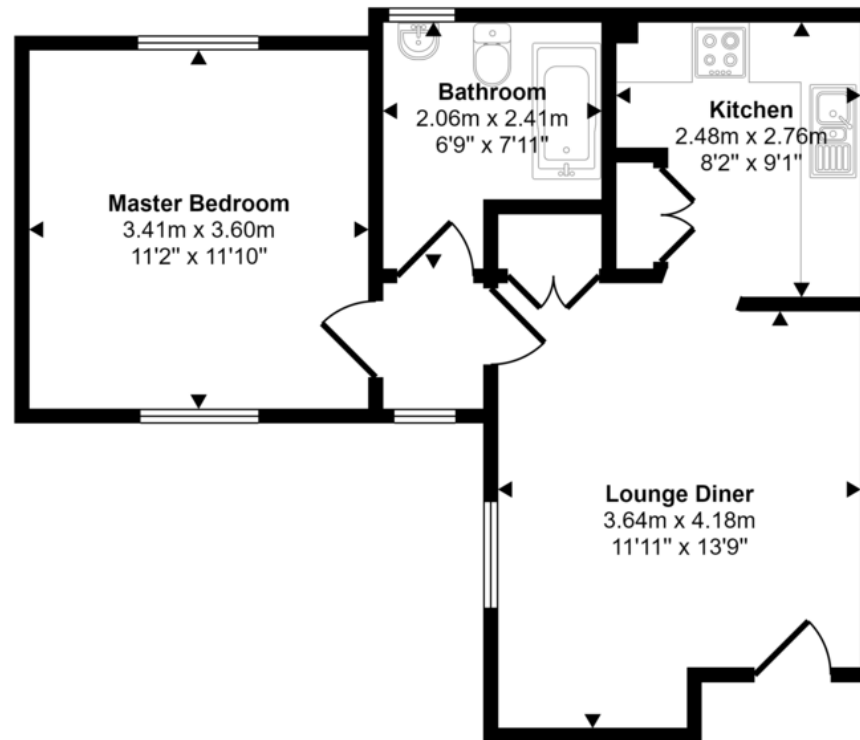


LOCATION

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. Nestled in beautiful Cornish countryside, the town is well located for exploring the coast, with the fishing port of Porthleven a short drive away along with the stunning beaches of Kynance Cove, Gunwalloe and Poldhu.



Approx Gross Internal Area
42 sq m / 450 sq ft



Floorplan

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.