



A generously proportioned Grade II Listed two double bedroom maisonette with high ceilings and a spacious feel. Although in need of modernisation, the property benefits from an enclosed shared garden to the rear. Leasehold. Council Tax Band B. EPC E50.

## **SUMMARY OF ACCOMMODATION**

### **GROUND FLOOR**

Entrance door, stairs to first floor.

### **FIRST FLOOR**

Kitchen. Living Room. Bathroom. Landing. Stairs to second floor.

### **SECOND FLOOR**

Landing. Bedroom One. Bedroom Two.

### **OUTSIDE**

To the rear there is an enclosed garden which is shared with two other flats.

### **THE PROPERTY**

The entrance door leads to a carpeted staircase to the first floor landing. From here doors lead to the spacious kitchen, generous living room with character features including high ceilings, a feature fireplace and a bay window. The bathroom is also located on this floor. On the second floor is a landing and two double bedrooms, both with windows to the rear with countryside views.

The property has rendered external elevations, under a pitched slate tiled roof, some wooden double glazed windows and warmed by electric heaters.

### **LOCATION**

The historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and

inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston has an eclectic array of individual shops, well regarded schools (both primary and secondary) sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, eg Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby.

### **DIRECTIONS**

From our offices in Meneage Street, go to the bottom of the street, at the traffic lights, turn left then almost immediately right into Church Street and the property can be found on the left hand side. There is an alley on the left signposted 10B, walk down the alley and there is a green gate on the right, go through the gate, turn right and this is the entrance to the property.

### **TENURE - Leasehold**

A 999 year lease from 1985. The property owns a one third share of the freehold. We have been informed by our vendor that there are not any specific ground rents or service charges. Any maintenance costs are shared between the three properties and are done as and when something needs doing. The buildings insurance is renewed annually and the cost is split between three freeholders (approximately £200 each from Dec 2023).

### **COUNCIL TAX BAND B**

### **PARKING**

There is no allocated parking at this property.

### **THE ACCOMMODATION COMPRISES**



(All dimensions and floor plans are approximate)

### Entrance Area

The entrance door leads to a carpeted staircase to the first floor landing.

### First Floor Landing

A spacious area with doors to kitchen, living room and bathroom. Cupboard housing hot water immersion tank. Consumer unit. Wooden double glazed window to rear. Stairs to second floor.

### Kitchen 13'2" max x 11'11" max (4.01m max x 3.63m max)

A generous room with a selection of base and wall units complemented by marble effect work surfaces with electric oven below, electric hob above and extractor fan over. Stainless steel sink and drainer with mixer tap. Washing machine. Dishwasher. Understairs storage cupboard. Wooden sash window to the front overlooking Church Street.

### Living Room 16'9" x 12'7" (5.11m x 3.84m)

A generous room with character features such as high ceilings and fireplace. Wooden double glazed bay window to the front. TV aerial point. Telephone point.

### Bathroom

An L shaped room comprising a panelled bath with electric shower over. Inset wash hand basin with cupboard below. Low level WC. Inset ceiling lighting. Loft access hatch. Wooden double glazed window to rear.

Stairs from the first floor landing ascend to the second floor landing.

### Second Floor Landing

Exposed wooden floor. Doors to bedroom one and bedroom two.

### Bedroom One 13'5" max x 12'1" (4.09m max x 3.68m)

Wooden double glazed window to the rear with countryside views. Wall mounted electric heater. Ceiling light.

### Bedroom Two 13'2" x 8' (4.01m x 2.44m)

Double glazed window to the rear with countryside views. Wall mounted electric heater. Ceiling light.

### Agents Note

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

### Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.



