



St. Johns Road, Helston, TR13 8HP
Guide price £135,000

EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS! A very well presented ground floor flat on St Johns Road, within walking distance of the beautiful Penrose walks, the boating lake and supermarket. The property also benefits from gardens to front and rear and a communal parking area to the rear. Council Tax Band A. Leasehold. EPC C75.

Energy Efficiency Rating Band: C Current: 75 Potential: 77 Environmental Impact (CO2) Rating Band: Current: null Potential: null



THE PROPERTY

A fantastic opportunity to purchase a very well presented one bedroom ground floor flat, located in St Johns Road within easy reach of the boating lake, Penrose Walks and a supermarket. The property has gardens to front and rear aspects, together with a communal parking area to the rear.

Upon entering the hallway, doors lead off to the living/dining room, kitchen, double bedroom, shower room and two storage cupboards. A neatly maintained front garden with path to the front door. An external cupboard housing the gas and electric meters. The property enjoys a rear enclosed garden with a storage shed and offers a rear gate leading to the communal parking area.

The property was built circa 1970's, is constructed of block and has pebble dash external elevations with tiles on the roof. The home is warmed by a gas central heating boiler which also provides the hot water.

LOCATION

The property is within walking distance to a supermarket, Helston boating lake and Penrose walks. 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.

COUNCIL TAX BAND A

TENURE - LEASEHOLD

Annual service charge £14.10.

Buildings Insurance £106.72.

Ground rent £0.

Length of lease 125 years from 1st February 2018.

119 years remaining.

FLOOD RISK

To our vendors knowledge the property has never been flooded. The River Cober is in close proximity to the property, however a considerable amount of money has been spent to alleviate any potential flooding. We advise any buyers to do their own research.

SERVICES

Mains water, mains electricity, mains gas and mains drainage. For mobile and broadband coverage please visit ofcom.org.uk.

DIRECTIONS

From the A394 Penzance Road at the bottom of Furry Way, heading towards Penzance, turn right at the traffic lights and the property can be found a short way along on the left hand side.

(ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE)

Hallway

Doors leading to the living/dining room, kitchen, shower room and bedroom.

Three storage cupboards. Consumer unit. Radiator. Vinyl flooring.

Living Room 12'3" x 11'9" (3.73m x 3.58m)

A light room with double glazed window over looking the front garden. Radiator. Ceiling light. TV aerial point.

Kitchen 12'6" x 6'5" (3.81m x 1.96m)

A selection of wall and base units complimented by granite effect work surfaces and tiled splashbacks. Stainless steel sink and drainer. Space for cooker. Space for fridge/freezer and space for washing machine. Wall mounted boiler. Strip light. Vinyl flooring. Double glazed door (installed 2024) leads to the rear garden.

Bedroom 11'4" x 10'5" (3.45m x 3.18m)

A good size bedroom with double glazed window overlooking the rear garden. Radiator. Ceiling light.

Shower Room

Shower area with electric shower with tiled surround. Low level WC. Wash hand basin. Heated towel radiator. Double glazed frosted window to the rear. Vinyl flooring. Ceiling light.

Parking

There is a communal parking area to the rear of the property.

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.

