



## Crosswalla Fields, Helston, TR13 8XH

### Guide price £140,000

An immaculately presented and light filled one bedroom flat located within a short walk to a supermarket, fish and chip shop and all of Helston's amenities. The property is being sold with vacant possession and newly installed electric heating. Council Tax Band A. Leasehold. EPC D62.

Energy Efficiency Rating Band: D Current: 62 Potential: 77 Environmental Impact (CO2) Rating Band: Current: null Potential: null



## THE PROPERTY

Being sold with vacant possession. A fantastic, light filled, one bedroom first floor flat located at the end of a cul de sac and only a short walk to a fish and chip shop, Texaco garage and a supermarket. The property also benefits from communal parking and communal garden to the rear.

On entering the flat, there are doors to the living/dining room with opening to the kitchen, the bedroom and bathroom. The property is kept in immaculate condition and is naturally light, having a dual aspect living room. There is also loft space with a ladder and is partially boarded.

The property was built in 1993 of cavity block construction and has concrete tiles on the roof. The living room has an electric fire.

## LOCATION

Crosswalla Fields is located in Helston town within walking distance to a supermarket and fish and chip shop. 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

A 999 year lease from 1st March 2022. 997 years remaining. Service charge is £720 per annum, this covers buildings insurance, communal areas and external works of the buildings.

## SERVICES

Mains water, mains electricity via a key meter, mains drainage. According to Ofcom.org - Broadband standard and ultrafast through EE or Three. Mobile coverage Indoor limited, outside likely.

## THE ACCOMMODATION COMPRISES

### ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE

From the door on the ground floor, stairs lead to the first floor, the entrance door to the flat is on the right.

### Entrance Hallway

Wood effect laminate flooring. Ceiling light. Smoke alarm. Doors to living/dining/kitchen, bedroom and bathroom. Loft hatch (the loft is part boarded and has a loft ladder).

### Living/Dining Room 13' x 10'6" (3.96m x 3.20m)

A lovely and light dual aspect room with double glazed windows to the rear and side. Oak effect laminate flooring. Feature electric fireplace with mantle and hearth. Corniced ceiling light. Door to airing cupboard housing the hot water tank.

### Kitchen Area 10'5" x 5'7" (3.18m x 1.70m)

A selection of base and wall units with wood effect work surfaces, tiled splashback, ceramic hob and oven below. Extractor fan. Stainless steel sink and drainer with mixer tap. Space for washing machine and space for fridge/freezer. Ceiling light. Double glazed window to the rear.

### Bedroom 10'8" x 9'4" max (3.25m x 2.84m max)

A useful built in wardrobe. Double glazed window to the front. Ceiling light.

### Bathroom 7'5" max x 5'1" (2.26m max x 1.55m)

A three piece suite comprising a panelled bath with electric shower over, tiled surround and glass screen. Low level WC. Pedestal wash hand basin. Lino flooring. Ceiling light. Double glazed frosted window to the front.

## Agents Note

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## 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.

