



Perfect for first time buyers! Located in a tucked away position on Wendron Street, is this one bedroom ground floor flat in need of some modernisation, with outside patio area, planting area and a shed. Leasehold. EPC C69. Council Tax Band A.

THE PROPERTY

Tucked away behind Wendron Street is this fantastic one bedroom ground floor flat with its own outside patio and planting space, within easy reach of all Helston's shops. The entrance door leads into a porch which in turn leads to the spacious dual aspect living room and dining area. From here an opening leads to the kitchen and to the inner hallway where there is a very useful built in double storage cupboard. The bedroom is a good size and also has a generous built in wardrobe. The shower room has been recently installed with shower cubicle and electric shower.

Externally the property has been rendered and pebble dashed and has concrete tiles on the roof. The flat is warmed by gas central heating.

At the front of the property is a right of access for the owner of the flat above.

LOCATION

The flat is located through a granite archway and up a few granite steps, tucked away behind Wendron Street. 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. Helston has an eclectic array of individual shops, well regarded schools (both junior and senior) sports

centre, doctor's surgery, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, including Helston's boating lake through the National Trust land and Penrose Estate towards the outstanding Loe Pool and Loe Bar Beach.

DIRECTIONS

From our office in Meneage Street on foot, proceed down the road to the traffic lights, turn right, follow the road and the property is opposite the car park on the left. Go through a granite arch and up some granite steps, through the alley and up some steps where it opens out to the patio area and the front of the property.

COUNCIL TAX BAND A

TENURE - Leasehold

A 999 year lease from 1 January 1985. Annual ground rent is £25. Buildings insurance for 2024-2024 is half of £273.90 being split with the first floor flat. The owner is liable for half of any maintenance costs to the building.

ACCOMMODATION IN DETAIL

(ALL DIMENSIONS ARE APPROXIMATE)

The front door leads to a porch.

Porch

A half glazed door leads into the living room. Electric consumer unit. Ceiling light.

Living Room 13'7" x 11'1" (4.14m x 3.38m)

A dual aspect L shaped living room with feature gas fireplace. Radiator. Ceiling light.

Dining Area 7'6" x 7'5" (2.29m x 2.26m)

Room for dining table and chairs. Ceiling light. Opening to the kitchen and inner hallway.

Kitchen 9'1" x 7' (2.77m x 2.13m)

A selection of wall and base units with wood effect work surfaces. A gas hob with extractor fan over. Boiler. Built in electric oven. Stainless steel sink and drainer with mixer tap. Tiled floor. Window to the front overlooking the planted border. Spaces for washing machine and fridge. Ceiling lights.

Inner Hallway

Useful built in cupboard with shelving and hanging space. Doors to the bedroom and shower room.

Bedroom 12'8" max x 11'4" max (3.86m max x 3.45m max)

A good size bedroom with built in wardrobe with shelving and hanging space. Window to the front. Ceiling light. Radiator.

Shower Room 9'9" x 5'2" (2.97m x 1.57m)

A shower cubicle with electric shower and tiled surround. Pedestal wash hand basin. WC. Frosted window. Radiator. Ceiling lights.

OUTSIDE

There is an excellent patio area to the side and front of the property, ideal for enjoying the sun in the afternoons. There is an area to grow your own veg or plant flowers and a useful shed.

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.



