



A superb opportunity for first time buyers or downsizers to renovate this two bedroom ground floor flat, conveniently located in Helston town centre. There are gardens to the front, rear and side of the property. Council Tax Band A. EPC D57. Leasehold.

THE PROPERTY

The property can be entered from the front and rear into a communal hallway. The property provides a good size living/dining room, a double bedroom and a single bedroom and has the benefit of gardens to the front, side and rear of the property. There is no allocated parking.

The property is a purpose built flat believed to be built in the 1970's. With electric heating and hot water and double glazing.

LOCATION

Conveniently located with no through traffic and close to the park. Shops and bus stops are within easy reach. 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.

EPC TBC

COUNCIL TAX BAND A

SERVICES

Assumed to have mains water and mains electric. According to Ofcom.org.uk broadband service are standard through Openreach and mobile phone coverage through EE and Vodafone, Three and O2.

TENURE - LEASEHOLD

There are 87 years left on the lease. Ground rent is £645.47.

ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE

You enter the building into a communal hallway, the front door to the flat is on the right.

Entrance Hallway

With doors to the living room, kitchen, two bedrooms, the bathroom and a storage cupboard. Alcove with storage space and room to hang coats.

Living Room 15'5" max into recess x 12'8" (4.70m max into recess x 3.86m)

Double glazed window to the front. Space for dining room table and chairs. Two electric heaters. TV aerial point.

Kitchen 10'7" x 6'6" (3.23m x 1.98m)

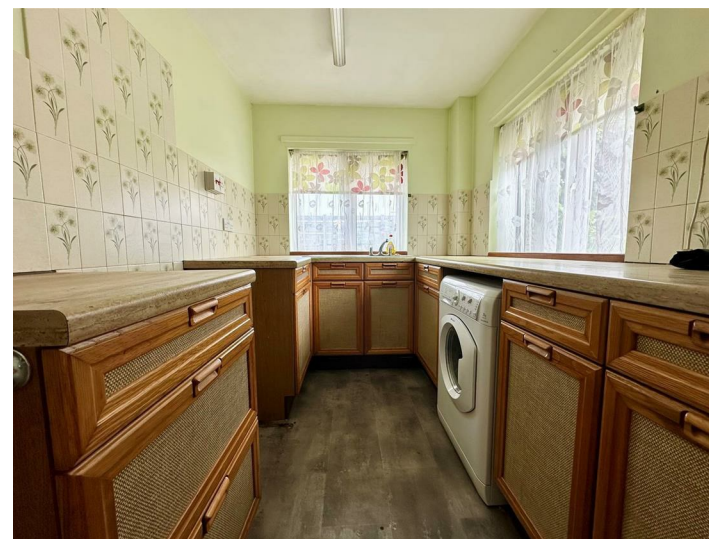
Kitchen units with work surfaces and tiled splash backs. Stainless steel sink and drainer with mixer tap. Washing machine. Space for fridge and cooker. Two double glazed windows, one overlooking the rear garden and the other overlooking a green area towards the park. Door to a cupboard housing a heating system. Door to cupboard housing the hot water tank.

Bedroom One 10'6" x 10'6" (3.20m x 3.20m)

Double glazed window to the front. Electric night storage heater.

Bedroom Two 9'9" max x 7'9" max (2.97m max x 2.36m max)

Double glazed window to the rear. Electric heater.



Bathroom 6'5" x 6' (1.96m x 1.83m)

A tiled room comprising bath with electric shower over. Pedestal hand wash basin. WC. Obscured double glazed window to the rear.

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.

