

# CHRISTOPHERS

ESTATE AGENTS



Situated in a pleasant residential area of Helston, this exceptional two bedroom flat has an expansive and beautifully landscaped garden to the rear.



Well situated for access to Helston and local amenities this purpose built ground floor long leasehold flat is immaculately presented and offers an exciting opportunity to first time buyers and investors alike.

The surprisingly large and well tended gardens and grounds to the rear are an absolute delight and are a real feature of the property. The composite decking would seem the ideal place in which to sit out and relax on a summer afternoon or evening. Enjoying a sunny outlook and reasonable degrees of privacy the extensive rear garden is neatly enclosed and laid largely to lawn with established trees and shrubs at most borders.

Internally the property is in excellent order with a pleasant lounge with modern fire suite, a well equipped modern fitted kitchen and two bedrooms (one with French doors that open out towards the rear decking). The second bedroom is currently utilised as a home gym and could equally operate as a dining room if only one bedroom were required.

The accommodation comprises an entrance porch and hallway, lounge, kitchen, bathroom and two bedrooms and benefits from double glazing and gas fired central heating.

Helston itself is an ancient market town providing facilities that include national stores, health centres, cinema and a leisure centre with indoor swimming pool, plus there are a number of well regarded primary schools and a secondary school with sixth form college. Helston is also the gateway to the Lizard Peninsula which has a stunning coastline with many iconic harbours and beaches plus fantastic coastal walks.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Step down to part obscure glazed entrance door with matching side panels to

#### ENTRANCE PORCH

With wood effect flooring, glass cube effect side panels and obscure glazed door to

#### HALLWAY 5.72M IN LENGTH (18'9" IN LENGTH)

With stylish wood effect flooring, spotlighting arrangements, built-in storage cupboards with shelving and doors leading off to all principal rooms.

#### LOUNGE 4.75M X 3.28M MAXIMUM MEASUREMENTS (15'7" X 10'9" MAXIMUM MEASUREMENTS)

Nicely appointed with polished wood laminate flooring, an attractive modern gas fire suite with polished granite hearth providing a focal point for the room. There is an airing cupboard with coat hanging rail and storage shelves, a serving hatch to the kitchen, a spotlighting arrangement and a window to the front aspect.

#### KITCHEN 3.28M X 2.62M (10'9" X 8'7")

A pleasant modern fitted kitchen with wood effect working top surfaces incorporating a sink with drainer and mixer taps over with attractive tiled splashbacks. There are a useful range of white cupboards and drawers with matching wall units and display cabinets over. Spaces are provided for a cooker, free standing fridge freezer and a washing machine. There is a serving hatch to the lounge, a Worcester gas boiler, spotlighting, a window enjoying a lovely outlook over the rear garden and a frosted glass door to the rear.

#### BATHROOM

With a white suite comprising a paneled bath with easy clean splashbacks, a concertina shower screen, electric shower, low level w.c and a pedestal wash hand basin with vanity cupboard under. There is a ladder style heated towel rail, recessed spotlighting, an extractor fan, a mirrored medicine cabinet, wood effect laminate flooring and an obscure glazed window to the rear.

#### BEDROOM ONE 3.81M X 3.68M INCLUDING BUILT IN WARDROBE (12'6" X 12'1" INCLUDING BUILT IN WARDROBE)

A comfortable double bedroom with wood effect flooring, a built-in wardrobe with hanging rail and shelf over, a spotlighting arrangement and a window to the front aspect.

#### BEDROOM TWO 3.58M X 3.05M (11'9" X 10')

Wood laminate flooring, spotlighting arrangement, concertina door to built-in wardrobe with hanging rail and shelf over and French doors opening out to the rear decking.

#### OUTSIDE

To the front a pathway leads up to the flat with lawned grounds to either side, whilst a side pathway leads around past the under-stairs storage shed and into the delightful rear garden.

The rear garden is a definite highlight of the property with lovely raised modern decking and a relaxing water feature. Steps lead up to an expansive area of well tended lawn with a pathway leading on towards the foot of the garden and established trees and shrubs. There is a brick storage shed with power and two further sheds in the garden providing ample storage.

#### SERVICES

Mains electricity, gas, water and drainage.

#### AGENTS NOTE ONE

The property is Leasehold and has the residue of a 999 year Lease which commenced on 1st January 1992.

#### AGENTS NOTE TWO

We are advised by our owner that he owns a share of the freehold of the property. The freehold is owned by Hermes Road Management Limited and our advises us that he is a Director in that company.. We are advised that the owner makes two payments a year to them. The most recent of these were £104.78 for the Buildings Insurance and £52.50 towards the accountants annual fee. Further details are available on request.

#### AGENTS NOTE THREE

There is a shared access pathway to the side of the property. Further details are available on request.

#### VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

#### DIRECTIONS

From our office proceed up Wendron Street, through Godolphin Road to the Turnpike roundabouts, turning right and proceed through the next roundabout at Tesco. At the traffic lights continue straight on to the roundabout by Helston Rugby Ground. Take the second exit and then take the next right hand turning into Clodgey Way. Take the next right turn into Hibernia Road and then on the bend take a right turn into Hermes Road. Follow the road around and the property will be found after a short distance on the right hand side and will be identifiable by our For Sale board.

#### MOBILE AND BROADBAND COVERAGE

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

#### COUNCIL TAX BAND

Band A

#### ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

#### PROOF OF FUNDS - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### DATE DETAILS PREPARED

19th July 2024

# 18 HERMES ROAD, HELSTON, TR13 8DD

## PRICE GUIDE £189,950

**IMPORTANT AGENTS NOTES:** Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.

