



23 Wendron Street, Helston, TR13 8PT

£150,000 Leasehold

CHRISTOPHERS
ESTATE AGENTS

23 Wendron Street

- SITUATED IN THE HEART OF THE TOWN
- TWO BEDROOM, FIRST FLOOR FLAT
- SMALL USEFUL OUTSIDE OUTBUILDING
- TWO BEDROOMS
- DOUBLE GLAZING AND CENTRAL HEATING
- LEASEHOLD
- COUNCIL TAX BAND A
- EPC 76C

Situated in the heart of the town, is this two bedroom, first floor flat. The well proportioned property, which benefits from double glazing and central heating, boasts a 21' lounge and to the outside is a small useful outbuilding.

In brief, the accommodation comprises a hall, kitchen, lounge, shower room and two bedrooms.

Helston itself is a bustling market town that stands as a gateway to The Lizard Peninsula which is designated as an area of outstanding natural beauty with many beautiful beaches, coves and cliff top walks. The town has amenities that include, national stores, supermarkets, doctor surgeries, churches and also many clubs and societies. There are a number of well regarded primary schools, a comprehensive school with sixth form college and a leisure centre with indoor heated pool.

THE ACCOMMODATION COMPRISES (dimensions approx)

DOOR TO HALL







HALL

With doors to all rooms, two built-in cupboards and access to the loft,

SHOWER ROOM

Comprising a shower cubicle, pedestal wash basin and a close coupled w.c. There is a frosted window to the rear.

KITCHEN 14'3" (narrowing to 11'6") x 6'6" (4.34m (narrowing to 3.51m) x 1.98m)

Comprising working top surfaces, incorporating a sink unit with drainer and mixer tap over, Cupboards and drawers under and wall cupboards over. Built-in appliances include an oven with hob and hood over and fridge freezer. There is a space for a washing machine. An outlook to the rear.

LOUNGE 21'9" x 11'6" (not included bay area) (6.63m x 3.51m (not included bay area))

A good sized lounge, with bay window, and having a built-in cupboards which houses the boiler. The room is dual aspect with an outlook to the front and rear.

BEDROOM ONE 11'9" x 11'6" (3.58m x 3.51m)

With an outlook to the front.

BEDROOM TWO 11'9" x 11'6" (maximum measurements) (3.58m x 3.51m (maximum measurements))

With an outlook to the front.

OUTSIDE

To the left of the steps there is a gate which leads to a small area of garden.

AGENTS NOTE ONE

We are advised that the residence is a leasehold flat with the remainder of a 125 year lease granted in February 2022.

AGENTS NOTE TWO

We are advised that Coastline Housing run the management company for the property.

AGENTS NOTE THREE

We are advised that there is a service charge, paid annually, which is variable depending on what works have been carried out. The vendor advised us that the projected charges for 2025/2026 are £761.67. Service charge, plus building insurance of £146.86. They inform us that this figure includes an adjustment for the previous years works of £323.42 which in affect makes the actual service charge for 2025-2026 an estimate of £438.25.

AGENTS NOTE FOUR

The property is currently tenanted.

AGENTS NOTE FIVE

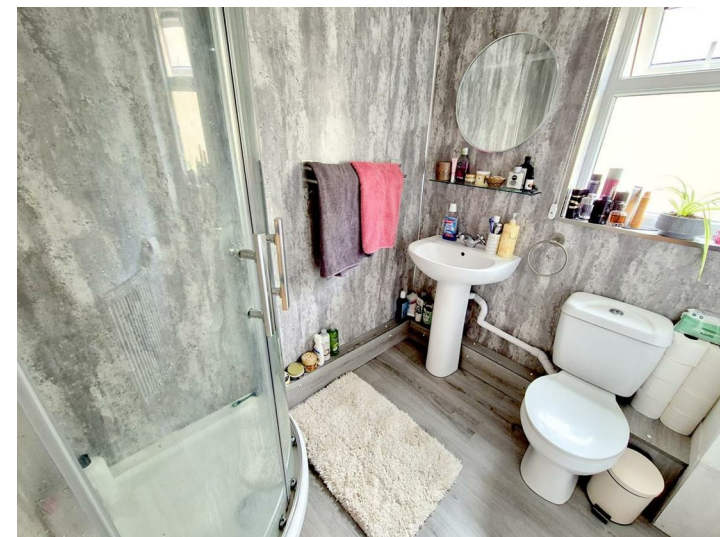
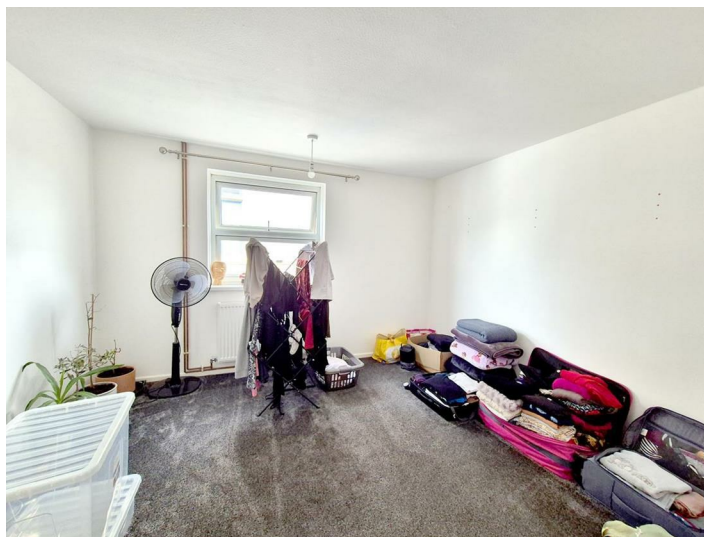
We are advised that there is an arrangement with the neighbours to be able to walk through the outside space to the rear of the property.

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

SERVICES

Mains water, electricity, gas and drainage.





VIEWING

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

COUNCIL TAX

Council Tax Band A

MOBILE AND BROADBAND

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/>

ANTI-MONEY LAUNDERING

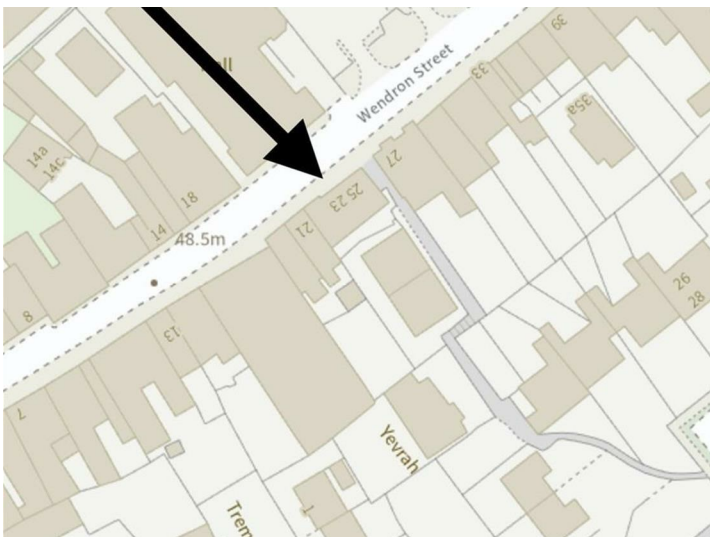
We are required by law to ask all purchasers for verified ID prior to instructing a sale

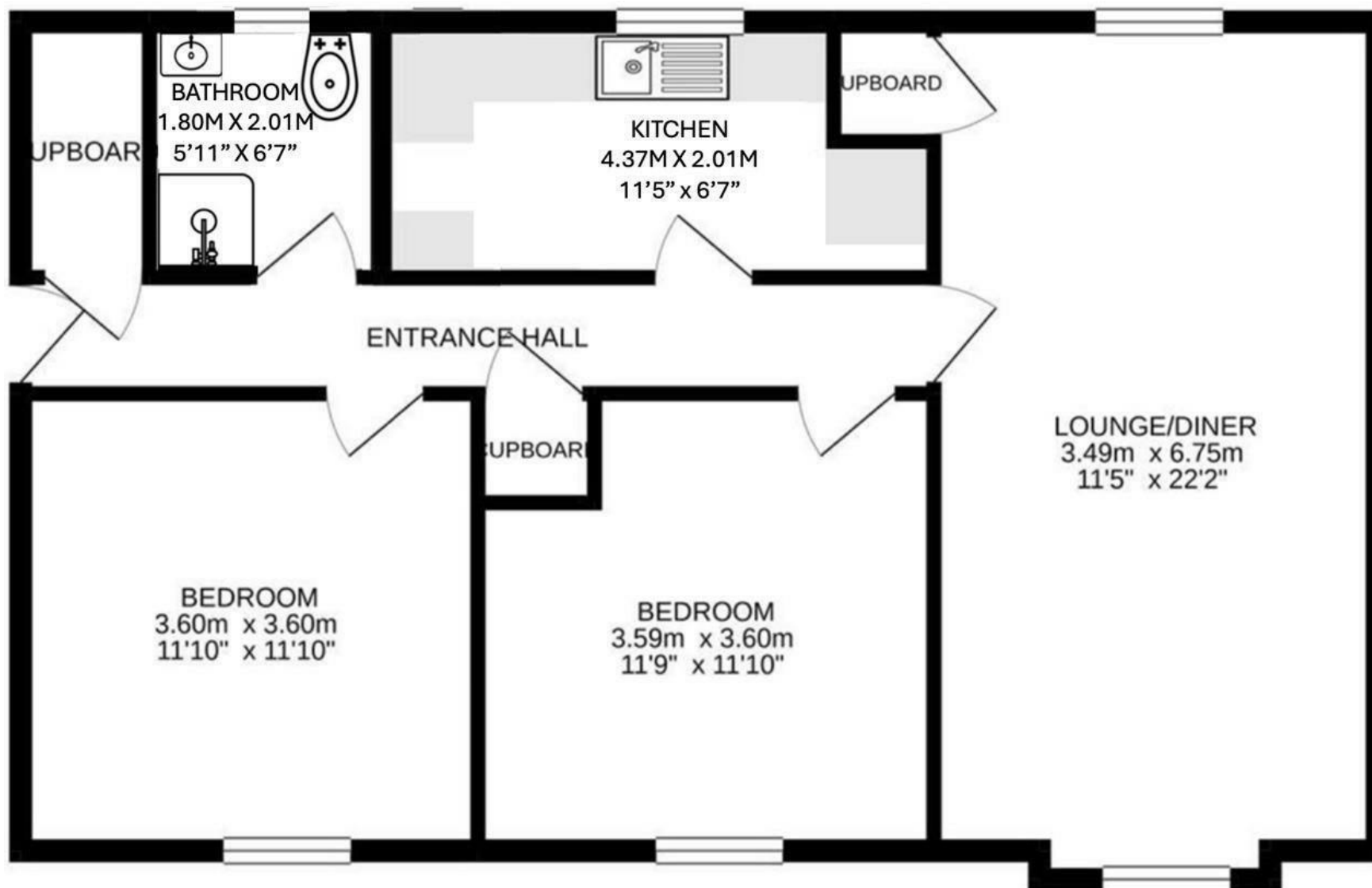
PROOF OF FINANCE - PURCHASERS

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.

14th March 2025





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Helston Boating Lake - for marketing purposes only

Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS