



CHRISTOPHERS
ESTATE AGENTS

FOR SALE

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christophers.uk.com

Ground Floor Flat

36 Parc An Dower, Helston, TR13 8AQ

£162,500 Leasehold

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36 Parc An Dower

- GROUND FLOOR FLAT
- GARDENS TO THE FRONT AND REAR
- BEAUTIFULLY PRESENTED
- SHORT STROLL FROM THE TOWN CENTRE
- LOUNGE WITH FEATURE FIREPLACE
- LEASEHOLD
- COUNCIL TAX
- EPC - D68

An opportunity to purchase a beautifully presented ground floor two bedroom flat, a short stroll from the market town of Helston. The property has undergone a total internal refurbishment creating a lovely modern space with gardens to the front and rear in a setting close to the towns amenities. Being beautifully presented, the accommodation comprises an entrance hallway, lounge with feature fireplace, contemporary high gloss white fitted kitchen, utility room, two bedrooms and a shower room.

To the outside there are gardens to the front and rear, the latter of which is nicely enclosed.

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)







PART GLAZED DOOR TO ENTRANCE HALWAY

With attractive slate tiling to the floor and doors to the lounge. There is a useful storage cupboard.

LOUNGE 15'3" x 11'2" (4.65 x 3.41)

With a large window to the front aspect which gives this room a lovely airy feel. There is a fireplace with polished stone hearth, tiled surround and wood mantel over that houses an electric fire. Wood effect laminate flooring and doors to the kitchen.

KITCHEN 11'3" x 6'11" (maximum measurements) (3.45 x 2.12 (maximum measurements))

With a newly fitted white high gloss kitchen with polished stone worktops that incorporate five burner gas hob with central wok burner and with stainless steel and glass chimney hood over and a one and half bowl stainless steel sink drainer unit with mixer tap and attractive white metro style tiling. A mix of base and drawer units under with wall units over, built in oven, fridge/freezer and microwave. A window overlooking the rear aspect with attractive slate tiling to the floor. A step leads down to a rear porch area with slate tiling again and a service door to the outside and opening to the utility room.

UTILITY ROOM 9'8" x 5'9" (2.97 x 1.76)

A useful room with stone worktops with matching upstands with inset sink and swan neck mixer tap. A mixture of base units under, Worcester boiler, built in washing machine, laminate flooring and a window to the rear aspect overlooking the garden. Views are enjoyed over the top of other properties, onwards to open countryside.

From the hallway, doors lead to bedroom one.

BEDROOM ONE 13'5" x 9'10" (4.11 x 3.02)

With a window to the front aspect.

BEDROOM TWO 9'7" x 6'5" (2.93 x 1.98)

With a window to the rear aspect overlooking the garden over the top of other properties toward open countryside.

SHOWER ROOM

With generous walk-in tiled and glazed shower cubicle with shower with extra drencher head. Wash hand basin set into a vanity unit with storage under, dual flush w.c., attractive slate tiling to the floor with stone effect tiling to the wall. An extractor and a window to the rear aspect.

OUTSIDE

A real feature of this property is the generous gardens for a property of this style and type with a large lawned area to the front, with beds housing plants, trees and shrubs and a decked area. Pedestrian access leads to the side of the property to the rear garden, which is set over two levels with a raised decked seating area and steps leading down onto the garden with its lawn and flower beds. From many points of the rear, views are enjoyed over the top of other properties out towards the West over open countryside.

AGENTS NOTE

Service charge for 2025-26 is £183.33 per annum.

AGENTS NOTE 2

Leasehold 125 YEARS GRANTED IN 1999

SERVICES

Mains water, electricity, drainage and gas.

DIRECTIONS

From our office proceed up Wendron Street passing into Godolphin road, at the roundabout turn right. Proceed through the next roundabout to the traffic lights and turn right into Trengrouse Way, take the third turning on the right, proceed to the bottom of Parc An Dower, where the property will be found at the bottom on the right hand side and will be identifiable by our For Sale Board.

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

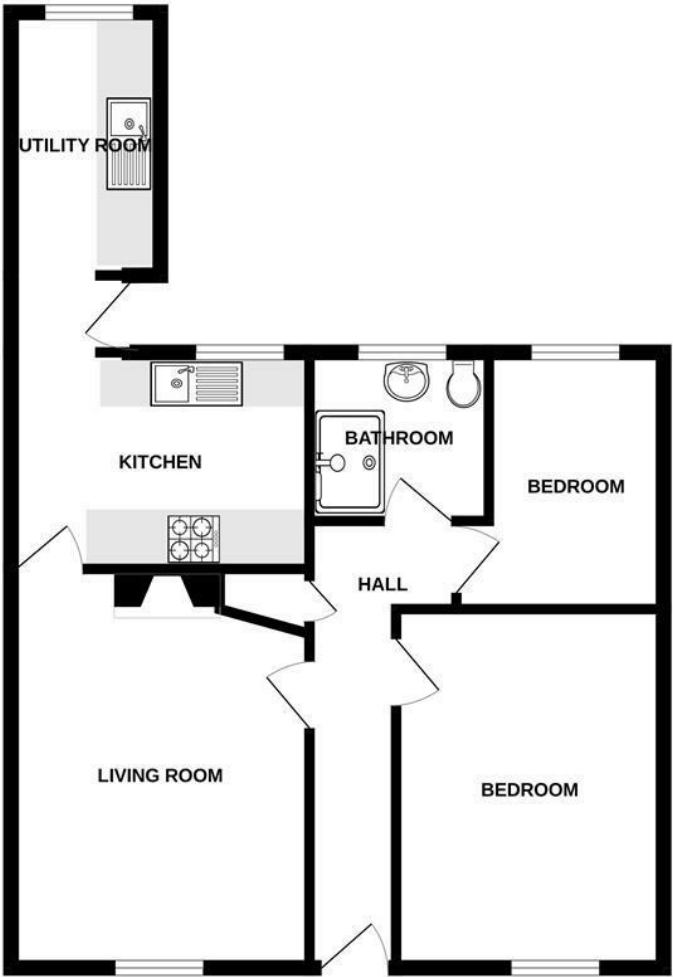
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

12th June 2025



GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.



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