



2 Higher Silver Hill Sanctuary Lane, Helston, TR13 8UQ

Guide price £95,000

This one bedroom first floor flat provides the perfect opportunity for someone to get onto the property ladder and find their first home with the added bonus of being sold with no onward chain. The flat is in need of updating throughout but the potential to make the perfect home is there. The double bedroom is light and airy with space for plenty of storage and there is an additional large storage cupboard in the hallway. The modern bathroom is low maintenance and the open plan living space is a great social area. Outside, a path leads to the garden which needs attention, however it provides a blank canvas for someone to transform and create much needed outdoor space for those warm summer days and entertaining friends and family. With some updating and TLC this flat could be the perfect first home.



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LOCATION

Helston is famed for its historic Flora Day celebrations on May 8th when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Floral Dance and ushering in the Summer. This property is situated just moments from the town centre and perfectly placed to enjoy Flora Day! The modern town and the surrounding nearby areas now boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks. Helston is widely regarded as the gateway to the stunning Lizard Peninsula and is within a 10 minute drive of the thriving harbour and coastline at Porthleven offering an array of shops and good quality restaurants as well as world class surf. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

ACCOMMODATION

Stairs upto
Entrance Hallway with built in storage
Fitted Bathroom
Bedroom 1- 11'1 x 9'11 (3.38m x 3.02m)
Kitchen/Diner - 14'7 x 10 (4.45m x 3.05m)

OUTSIDE

This garden is tucked away at the end of a short path and offers a great opportunity for those with a green thumb. The garden is currently laid to lawn and provides a great area to enjoy a summer evening and entertain friends and family. It is in need of some TLC and some work to bring it up to its full potential. With a few updates, this garden could become an oasis of lush greenery and vibrant blooms, perfect for outdoor barbecues and summer gatherings.

AGENTS NOTE

The annual service charge for 2023 - 2024 is £232.23 payable to Coastline Housing.

LEASE INFORMATION

Our client has informed us that the term of the lease is a new 999 years lease. The insurance for 2023-2024 is £100.02.

SERVICES

Mains electricity, water and drainage. Gas central heating.

COUNCIL TAX BAND- A

EPC-C-73

BROADBAND AND MOBILE COVERAGE

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - PURCHASERS

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

