

24 Penberthy Road Helston, TR13 8AS







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Take a look at this first floor flat in need of some updating, located on Penberthy Road in the town of Helston. This property boasts two bedrooms, perfect for a small family starting out or a first time buyer. One of the standout features of this flat is the garden, providing a space to make your own and create a cosy seating area to enjoy the space in this outdoor area. Situated close to the town centre, this flat offers convenience with shops, doctor surgery, and amenities within close reach. The balcony is a lovely addition, offering a perfect spot to enjoy your morning coffee. With no onward chain, this property is ready and waiting for its new owners to move in and make it their own. Don't miss out on the opportunity to own this wonderful flat in a prime location in Helston. Contact us today to arrange a viewing.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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Guide Price £135,000

Location

The property is situated within walking distance to the centre of Helston, supermarket and Primary school. Helston is famed for its historic Flora Day celebrations on 8 May 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. 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

- Entrance Porch
- Outhouse
- First floor landing with door out to balcony
- Bedroom 1
- Bedroom 2
- Bathroom
- Lounge/Dining room
- Kitchen

Outside

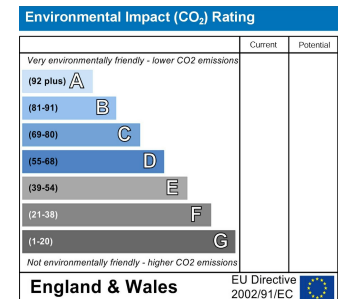
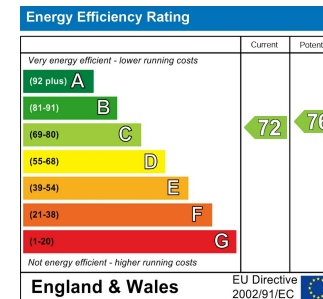
Access via a shared path, there is a lawned garden ripe for green fingered enthusiasts.

Services

Mains electric, water, drainage and gas.

Council Tax- Band A





Leasehold Information

Our client has informed us that the property will offered for sale with a brand new 999 year lease. Our client informs us that the service charge as of 30/05/2024 is £403.47 per annum. This includes grounds, environmental and external maintenance plus the management fee. There is also building insurance payable currently at £145.32.

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 will inform you of the process once your offer has been accepted.

Proof Of Finances

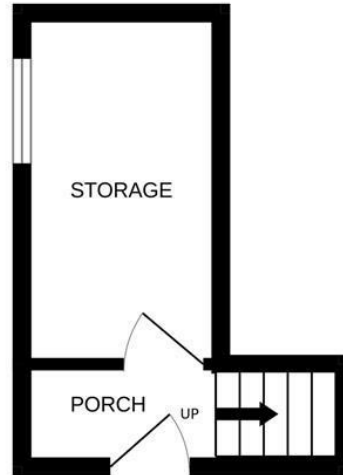
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband and Mobile Phone Coverage

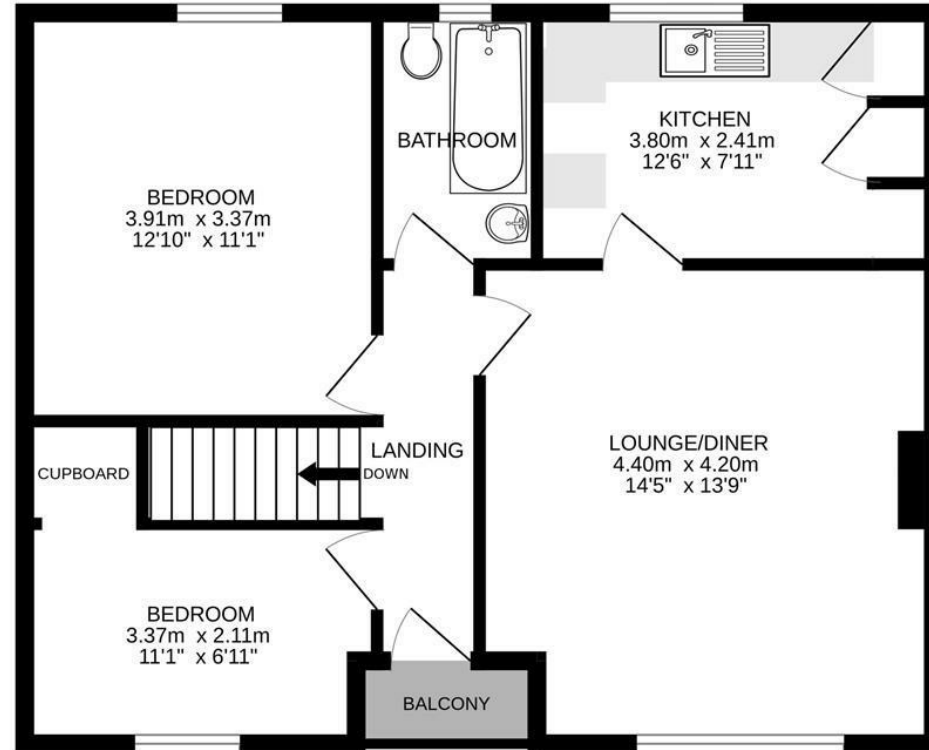
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

