

28 Parc An Dower
Helston, TR13 8AQ







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Welcome to this two bedroom first floor flat located in Parc An Dower, Helston. This property is an ideal opportunity for first time buyers looking to make their mark on a home. You are greeted by a spacious living room that offers a versatile space to relax and entertain. The flat provides ample room for a small family, guests, or even a home office. Although the property is in need of some work, this presents a fantastic chance for you to add your personal touch and create a space that truly reflects your style and preferences. Additionally, the garden area offers a lovely outdoor space where you can unwind and enjoy some fresh air. Don't miss out on the potential this flat has to offer. With a bit of vision and effort, this property could be transformed into a cosy and inviting home.



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

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Guide Price- £135,000

Location

Parc an Dower is located close to the town centre where there are a range of shops, eating establishments and transport links. It is a short distance from open countryside and The Penrose Estate, where there are a number of rural and woodland walks easily accessible. The property is a short drive from the stunning Lizard Peninsula and within a 10 minute drive of the thriving harbour and coastline at Porthleven. The city of Truro and the towns of Falmouth, Penzance and Redruth are all within a 20 to 30 minute drive. There are a number of well regarded Primary Schools close by with the nearest Secondary Schools being in Helston and Mullion. The town has a leisure centre with a swimming pool and large gym and many amenity areas including the boating lake and the beautiful National Trust Penrose Woods.

Accommodation

External Steps up to front door
Entrance Hallway
Bedroom One
Bedroom Two

Bathroom
Living Room
Kitchen

Outside

The garden is located at the side of the property and offers a great opportunity for those with a green thumb. The garden is currently laid to lawn and part decked area which provides a great area to enjoy a summer evening and entertain friends and family.

Services

Mains electric, water, drainage and gas heating.

Service Charges

Our client has informed us that the service charge for 11/06/24 is £846.11 and the building insurance is £145.32.

Leasehold Information

Our client has informed us that there will be a new 999 years lease.





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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Agents Note 1

Our client has informed that painting & repairs works are scheduled for 2028/29 at an approximate cost of £1900.

Agents Note 2

Our client informs us that the path to the front property is shared with the ground floor flat. The ground floor flat has access to the side of their property via the footpath so that they can get to their outside store and garden.

Council Tax Band- A**Broadband & 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/>

Anti Money Laundering Regulations – Purchasers

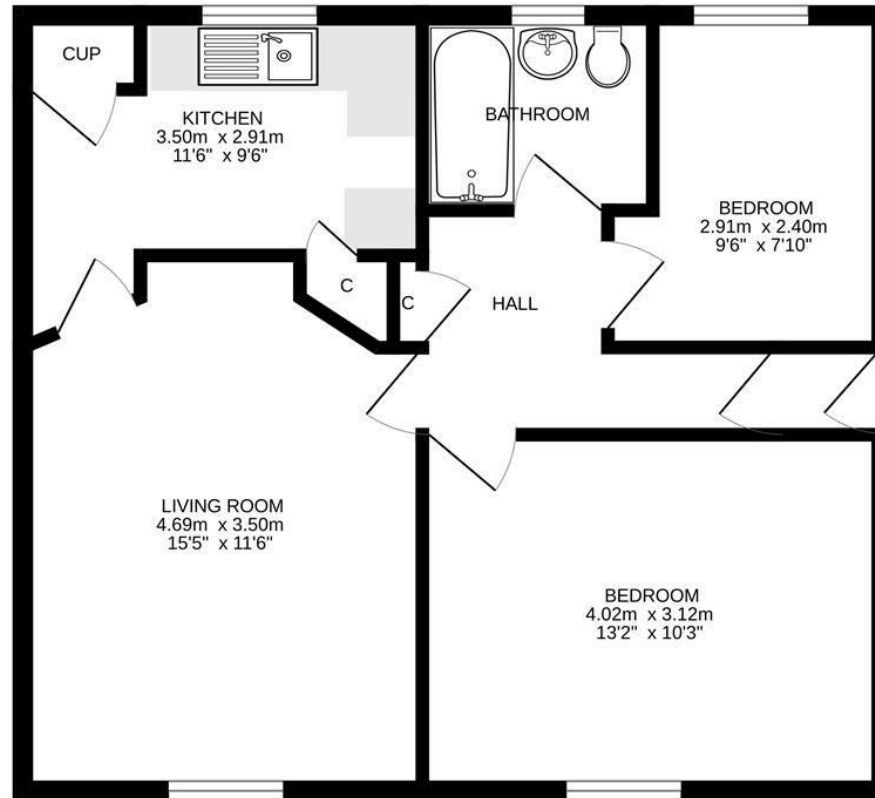
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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.



GROUND 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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