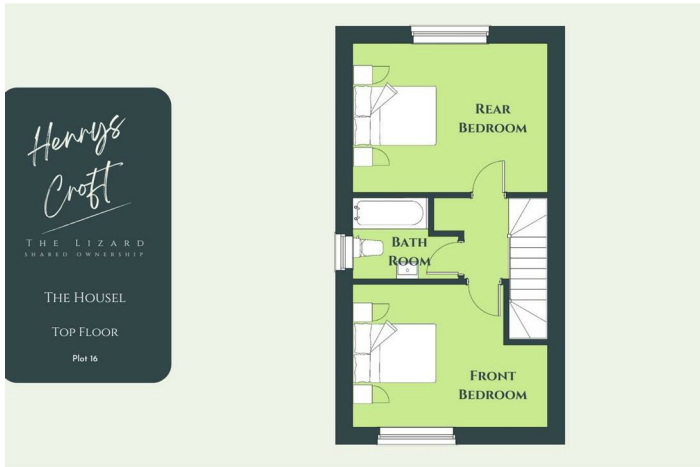


Plot 16 Henrys Croft  
Helston, TR12 7AX







Henry's  
Croft

THE LIZARD  
SHARED OWNERSHIP

Coastline  
housing

#### Get in touch

T: 01209 200230

E: [home.ownership@coastlinehousing.co.uk](mailto:home.ownership@coastlinehousing.co.uk)

Visit our website: [www.coastlinehomeownership.co.uk](http://www.coastlinehomeownership.co.uk)

# Plot 16 Henrys Croft Helston, TR12 7AX

Coastline are now inviting applications for Plot 16 of Henrys Croft in Lizard.

This two-bedroom house benefits from a high-quality kitchen finished in Howdens Greenwich range kitchen units in Gloss White with a Stave Oak worktop, a family bathroom outfitted with a shower over the bath and electric heated towel rack along with a downstairs W/C. The home is carpeted throughout the habitable rooms with vinyl through the kitchen and wash areas, front and rear gardens, with an external tap and socket to the rear garden and a garden shed. The plot also benefits from two parking spaces. The properties also benefit from a 10-year Building Warranty from Build-Zone Insurance and a 999-year lease term.

TMP (The Mortgage People) assist Coastline in the buying process by conducting two-stage financial assessment to ensure:

You can afford a home without placing yourself under financial strain

You're not in a position to purchase a property at the full market value

You have enough savings to cover upfront costs such as solicitor and mortgage arrangement fees, and

You have good credit history.

Once you have completed our application form and have been in touch with TMP to carry out your assessment, please refrain from contacting the Sales Team whilst we process all of the applications on a first-come, first-served basis. Priority will be given to those holding a local connection to the Parish of Landewednack.

To apply for this home, please register on Share to Buy and refer to the application guides available on Coastline's website. If you have already registered your interest on Share to Buy you will have received an email from [home.ownership@coastlinehousing.co.uk](mailto:home.ownership@coastlinehousing.co.uk) containing our online application form and guidance on the next steps to complete your application. If you haven't yet registered your interest on Share to Buy, Coastline encourages you to do so now. If the house is still available, their sales team will contact you with the application form and further.



The Mather Partnership, Offices in Helston & Hayle

**Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)  
| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Particulars**  
OMV: £245,000  
Minimum share: 40%  
Minimum share value: £98,000  
Minimum share rent PCM: £306.25  
Buildings Insurance: £15.67  
Service charges PCM: £13.44

As this home is not funded by Homes England, the minimum share has been set as 40%.

**Details**  
In the kitchens

Howdens Greenwich range kitchen units in Gloss White

Slave Oak Worktop

Swan Neck Monobloc Mixer Tap

Kitchen Extract Fan

In the bathrooms

Shower over Bath

Hinged Clear Glazed Shower Screen

Electric Towel Rail

Washbasin with Illuminated Mirror above


Other features

Two Parking Spaces

Rear Garden

Air Source Heat Pump

Front and Rear External Lights

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

External Tap and Socket

6' x 8' Garden Shed on Paved Shed Base

Rotary Clothes Dryer

Carpets to Habitable Rooms

Vinyl Flooring to Kitchen, Bathroom and W/C

USB Sockets in Kitchen, Lounge, Dining Room and Bedrooms

**Lease Information**

Lease Length: 999 Years

**Dimensions**

Kitchen: 2.21m x 3.26m

Living / Dining Room: 4.46m x 5.38m

Front Bedroom: 4.46m x 3.26m

Rear Bedroom: 4.46m x 3.40m

Bathroom: 2.41m x 1.88m

W/C: 1.23m x 1.88m

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.

