

1, 123A Meneage Street, Helston, TR13 8RL

£125,000 Leasehold

CHRISTOPHERS
ESTATE AGENTS

1, 123A Meneage Street

- CONVENIENT TOWN CENTRE LOCATION
- MASIONETTE LOCATED IN GRADE II LISTED FORMER CHAPEL
- PRIVATE ENTRANCE
- SPACIOUS OPEN PLAN LIVING AREA
- CONTEMPORARY KITCHEN AND DINING SPACE
- GALLERIED BEDROOM WITH LARGE BATHROOM
- FREEHOLD
- COUNCIL TAX A
- EPC C77







Tucked away in a quiet position, yet just a short walk from the town centre, this lovely maisonette offers a really appealing combination of space, convenience and easy living.

Forming part of a Grade II listed former chapel, the property has its own private entrance and feels surprisingly spacious from the moment you step inside. A generous and naturally light entrance vestibule provides plenty of room for coats, shoes and everyday essentials, before leading into the main living space.

The ground floor is home to a lovely open plan living area, with a contemporary kitchen, plenty of space to dine and a comfortable area to relax. The room is generous enough to feel spacious and airy, while still having a cosy and welcoming feel that makes it an easy space to enjoy day to day. Whether you're cooking, entertaining or simply settling down for a quiet evening, it offers a lovely heart to the home. Upstairs, the galleried bedroom provides a good-sized and inviting place to retreat to, with the added benefit of a large bathroom which includes a useful utility area.

The property is particularly well suited to a first time buyer looking for something a little different and conveniently placed for town, but could equally be an excellent choice for a mature buyer wanting a comfortable and manageable home without being far from shops, cafés and everyday amenities.

With its own entrance, generous accommodation and tucked-away yet incredibly convenient setting, this is a lovely home that offers plenty of appeal.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

ENTRANCE VESTIBULE 6'6" x 6'1" (1.98m x 1.85m)
A lovely bright entrance area with plenty of space to store coats and shoes with radiator, Velux style window, open plan to the hallway and door to

OPEN PLAN LIVING SPACE 16'5" x 15'11" maximum overall measurements (5.00m x 4.85m maximum overall measurements)

KITCHEN/DNING AREA 15' x 7'2" (4.57m x 2.18m)
With restrictive head height to one end of the room. Kitchen area being fitted with contemporary style base units including drawers with roll top work surfaces over with stainless steel sink and drainer and mixer tap, wall mounted glazed cabinets and wall mounted Baxi boiler in complimentry cupboard, integrated under counter fridge and fitted electric oven with gas hob over and filter and light above. Glazed light blocks to entrance vestibule, radiator and open plan to

SITTING AREA 15'11" x 8'5" (4.85m x 2.57m)
With radiator and window to side.

FIRST FLOOR

BEDROOM 14'7" x 11'6" (4.45m x 3.51m)
A galleried bedroom with fitted carpet, radiator and Velux style window. Access to eaves storage and door to

BATHROOM 9'5" x 8'5" (2.87m x 2.57m)
A lovely spacious bathroom with tiled floor and walls and suite comprising of a bath with corner mixer tap and wall mounted mixer shower, wall mounted wash hand basin, low level W.C. and chrome effect ladder style radiator. Utility room with space and plumbing for washing machine and useful cupboard providing for shelved storage with work surface over, Velux style window.

UTILITY AREA
With space and plumbing for washing machine and useful cupboard providing for shelved storage with work surface over, Velux style window.

SERVICES/UTILITIES
Mains water, electricity, drainage and gas central heating.













LEASEHOLD INFORMATION

We understand that the property enjoys a 999 year lease which commenced in 2009 with 982 years remaining. The owner informs us that there is an annual service charge which is currently £1134.48 and that the building is managed by Belmont Property Services. We are further advised that in general each owner has a share of the Freehold of the building.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band A.

DATE DETAILS PREPARED.

26th August 2026.

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

WHAT3WORDS

swear.chainsaw.iterative

MOBILE AND BROADBAND

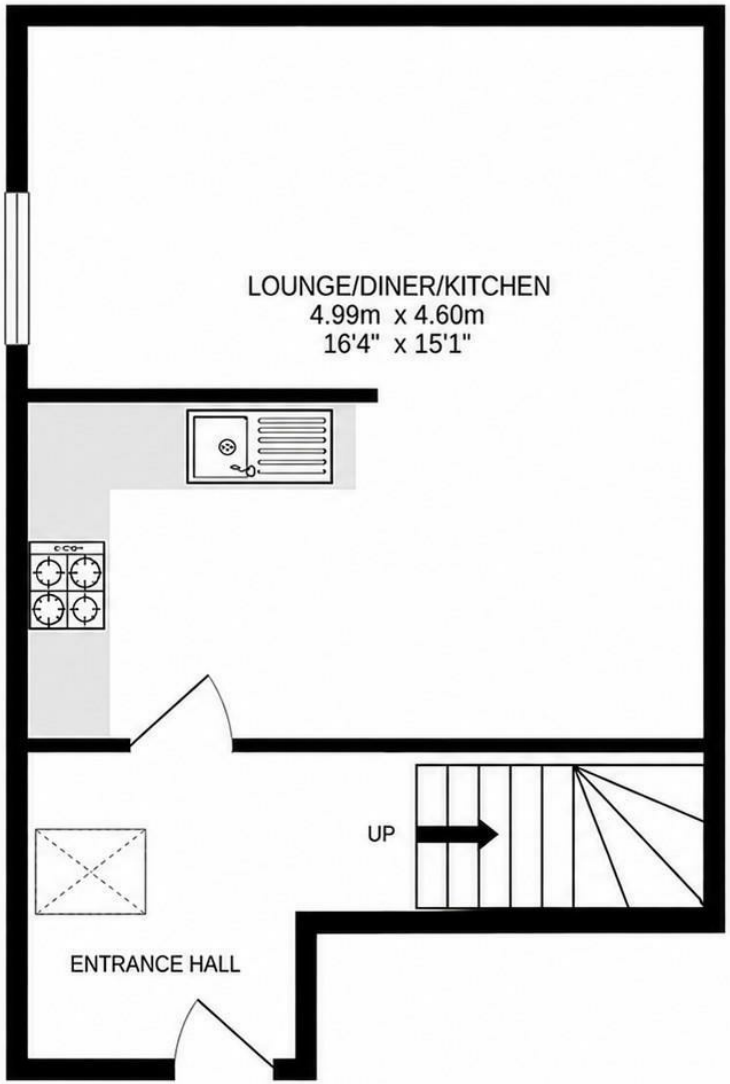
To check the broadband coverage for this property please visit -
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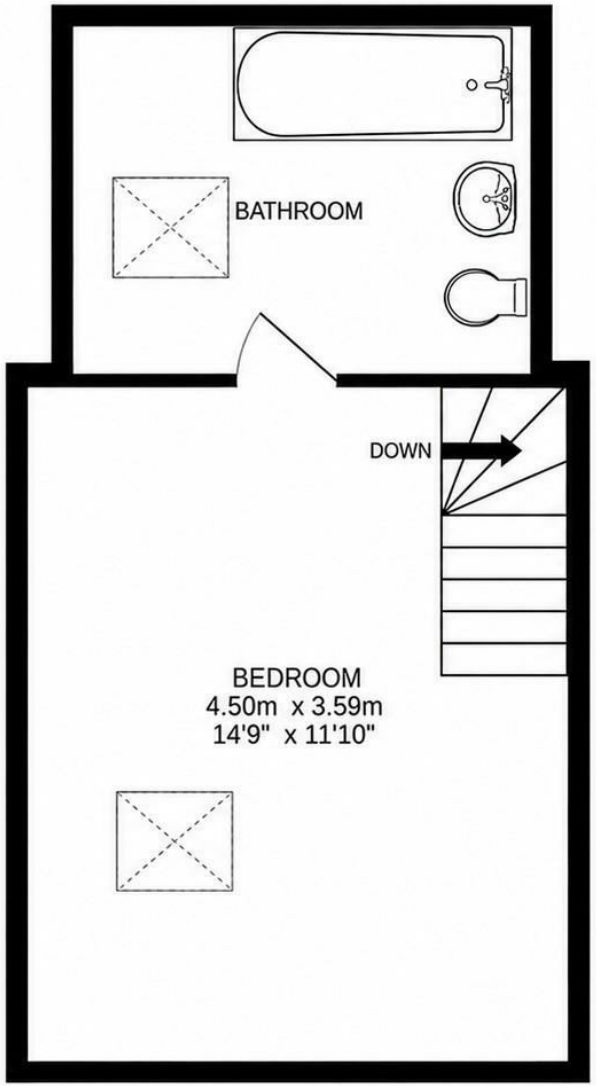
PROOF OF FINANCE - PURCHASERS

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.

FLOOD RISK

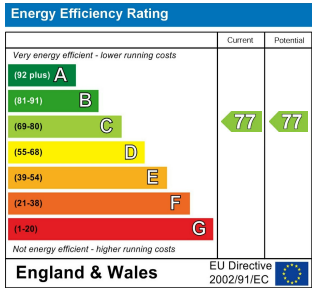
River & Sea Very Low Surface Water Very Low.





PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS



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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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