

FOR SALE



The Willows, Church Street
Guide Price £180,000


MARTIN & CO

The Willows, Church Street

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- RECENTLY DECORATED
- NEW CARPET
- STUNNING FIRST FLOOR APARTMENT
- SPACIOUS BEDROOMS
- CENTRE OF HELSTON

NO ONWARD CHAIN. A fantastic opportunity to purchase this recently decorated and newly carpeted, striking first floor flat in this handsome Georgian mansion in the heart of Helston. MUST BE SEEN.

A few steps lead up to the impressive front door of this Georgian building and the communal entrance hall has a 'wow' factor. A flight of stairs leads up to the first floor where this apartment is situated. Entering the apartment, you first come into a spacious hall with storage shelves and a cupboard to house the gas combi boiler.

The open plan lounge / diner / kitchen is flooded with natural light from the impressive bay window which has pleasant views down Cross Street. There is a fitted kitchen with a good range of cupboards, including an integrated fridge/freezer and space for a washing machine. There is a 6-burner gas hob with a range style oven, stainless steel



splashback and extractor hood. To the left of the main reception room is a double bedroom which also looks down cross street and to the rear of the apartment is the VERY spacious principal bedroom which offers a lot of space for building-in storage cupboards if you wish.

The Willows is a striking Grade II listed Georgian mansion in the heart of Helston, built in 1776 for Thomas Glynn by the architect & builder William Wood of Truro. This late 18th-century house was once the home of Sir Henry Toy, a wealthy foundry owner, it later served as district council offices before being converted into 7 apartments. This apartment has been let out for a number of years by the current owner, following the previous tenants leaving it has been decorated and new carpet laid.

Gas Central Heating

Council Tax Band A

EPC C

Share of Freehold

Service Charge Approx £1200 per annum

Broadband : Ultrafast Broadband available at this postcode.

Mobile Phone Coverage: O2 / EE / Three / Vodafone

Source: checker.ofcom.org.uk

NO ONWARD CHAIN

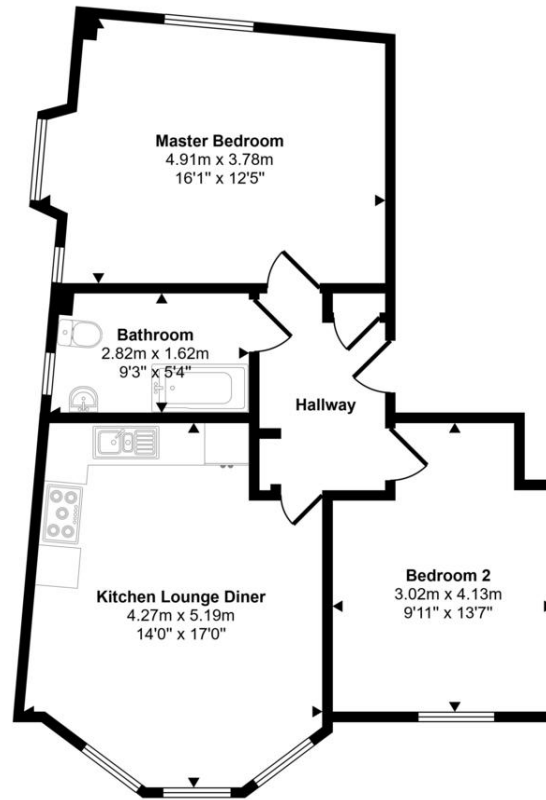
Please note parking is on-street, there is no allocated parking.

LOCATION

The most southerly town in Great Britain, Helston is a bustling traditional Cornish town on the Lizard Peninsula, a designated area of outstanding natural beauty, with many stunning beaches, coves and cliff top walks. Known globally for its annual Furry Dance (known locally as the Flora Dance), the town is full of quaint streets and stone cottages, with an array of boutiques, shops and cafes on the high street, which dates back to medieval times.



Approx Gross Internal Area
58 sq m / 627 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.