



**5 Mills Court Wendron Street, Helston, TR13 8DY**

**£99,950 Leasehold**



## 5 Mills Court Wendron Street

- ONE BEDROOM FIRST FLOOR PURPOSE BUILT FLAT
- CLOSE TO TOWN CENTRE
- PARKING
- QUIET COURTYARD SETTING
- JULIET BALCONY
- LEASEHOLD
- COUNCIL TAX A
- EPC C78

An opportunity to purchase a one bedroom purpose built first floor flat with the benefit of a parking space moments from the town centre of Helston.

Set in a quiet courtyard just off Wendron Street the accommodation provides an entrance hallway, lounge with Juliet balcony, fitted kitchen, bedroom and a bathroom.

Helston is the gateway to The Lizard Peninsula with its stunning features, coves and cliff top walks. The town itself is a bustling market town providing facilities that include national stores, health centres, a cinema and leisure centre with indoor pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO







#### **ENTRANCE HALLWAY**

Which houses the mains gas combi boiler with door to

#### **KITCHEN 8'11" x 5'1" (2.72 x 1.56)**

Comprising granite effect worktops incorporating a stainless steel sink drainer unit and electric hob with hood over and there are mosaic tiled splashbacks with a mix of base and drawers units under, wall units over, built-in oven, space for washing machine and a glazed panel and opening leads to

#### **LOUNGE 14'3" x 9'8" (maximum) (4.36 x 2.95 (maximum))**

With two glazed doors with Juliet balcony to the front aspect.

#### **BEDROOM 12'1" x 9'0" (3.7 x 2.75)**

With a window to the front aspect.

#### **BATHROOM**

Comprising white suite with panelled bath, mixer shower over and easy clean splashback, close coupled W.C., wash hand basin with glass shelf and shaver socket with light over, chrome towel drying radiator, vinyl flooring and extractor.

#### **OUTSIDE**

There is a parking space in the courtyard at the front of the property.

#### **SERVICES**

Mains water, electricity, drainage and gas.

## LEASEHOLD

We are advised that there is the remainder of a 999 year lease granted in 2008.

## 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.

14th January 2026.

## MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

## 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.

## WHAT3WORDS

unravel.unpainted.snail

## AGENTS NOTE ONE

We are advised that the annual service charge is currently £1100 per annum.

## AGENTS NOTE TWO

The ground rent we are advised is £250 per annum.





PARKING FOR NUMBER 5



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(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	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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 a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fixtures and fittings 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.

## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

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