

FOR SALE



The Old Corn Mill, Gweek
Guide Price £255,000


MARTIN&CO

The Old Corn Mill, Gweek

Guide Price £255,000

- SECOND FLOOR APARTMENT
- POPULAR VILLAGE LOCATION
- PRIVATE CAR PARK
- SPACIOUS RECEPTION ROOM
- COMMUNAL GARDEN

A light and spacious three bedroom apartment with stunning countryside views from all windows, located in the picturesque creekside village of Gweek, close to Helston.

Located in the heart of the exceptionally picturesque creekside village of Gweek, this second floor apartment is lovely and spacious, with three double bedrooms and a large open-plan L-shaped reception room, with a generous seating area as well as a dining area. There is a fully fitted contemporary kitchen, a bathroom plus a second separate WC.



The building benefits from a spacious private car park immediately adjacent and well-maintained communal gardens with seating area.

Each apartment has its own oil tank located adjacent to the car-park. There is also a communal storage room with a storage area of 3 m sq for this property.

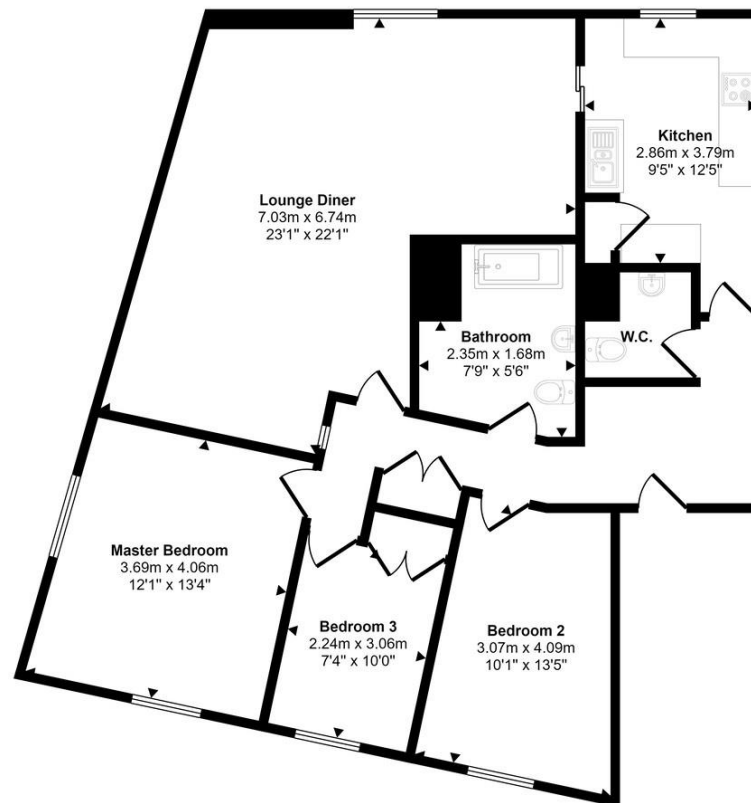
Approximately 3 miles from the town of Helston, Gweek sits at the head of the Helford river and is now renowned for its large working boatyard which includes many houseboats! The village has a wonderful village shop, a popular cafe and a local pub. An excellent location with all the amenities of Helston town just a short drive away, as well as the stunning coastline of the famous Lizard peninsula.

Leasehold plus Share of Freehold
(955 Years remaining on lease)
EPC D
Service charge approximately £1000 per year



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
102 sq m / 1101 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.

Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF

T: 01326 697696 • E: falmouth@martinco.com

01326 697696

<http://www.martinco.com>

MARTIN&CO

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.