

FOR SALE



Crosswalla Fields, Helston
Offers In Excess Of £125,000


MARTIN & CO

Crosswalla Fields

Offers In Excess Of £125,000

- FIRST FLOOR FLAT
- IDEAL FOR FIRST TIME BUYERS
- ALLOCATED PARKING SPACE
- GARDEN
- QUIET CUL DE SAC

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Ideal for first time buyers! A one bedroom first floor flat with garden and allocated parking, located in a quiet cul de sac just outside Helston town centre. The property has recently been decorated and had new carpets, windows, electric heaters and hot water immersion.

Entering the building on the ground floor, the front door and entrance hall is shared between the two first floor flats and a flight of stairs takes you to the first floor landing. There are four flats in total in the building and to the rear of the property is a garden area which is divided up so that each flat has its own area. The garden for Flat 6 is to the rear and contains a garden shed.



At the front of the property there is an allocated parking space for Flat 6 which is immediately to the left of the front door.

Service Charge – There is no annual service charge, maintenance costs for the building are shared between 4 flats

There Is No Ground Rent

EPC: D

Electric Heating & Hot Water

Allocated Parking Space for 1 Car

Leasehold – Lease Term 999 Years From 1 December 1988

Council Tax Band A

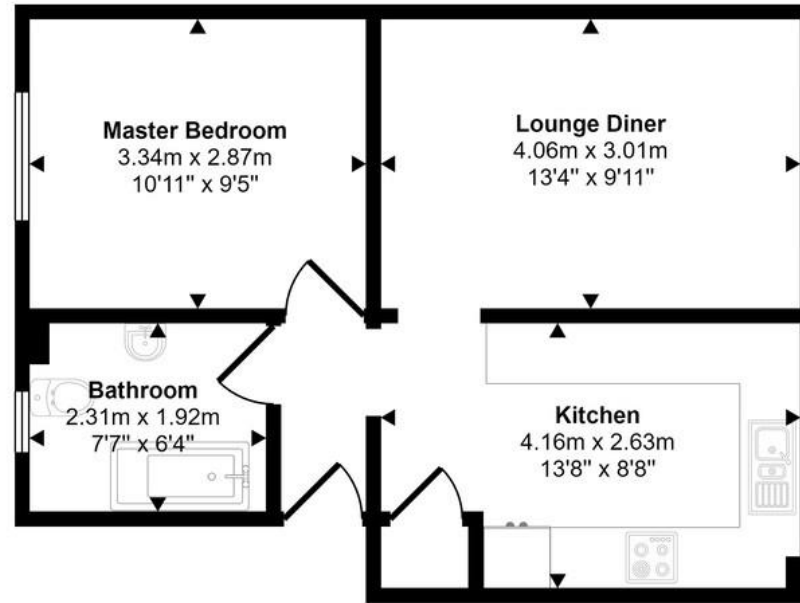
uPVC Double Glazing

LOCATION

The most southerly town in Great Britain, Helston is a bustling traditional Cornish town on the Lizard Peninsula. 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. Nestled in beautiful Cornish countryside, the town is well located for exploring the coast, with the fishing port of Porthleven a short drive away along with the stunning beaches of Kynance Cove, Gunwalloe and Poldhu.



Approx Gross Internal Area
41 sq m / 440 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>



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.