

FOR SALE



Pendeen Park, Helston
Guide Price £160,000


MARTIN&CO

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- IDEAL FOR FIRST TIME BUYERS
- PRIVATE GARDEN
- DRIVEWAY PARKING
- GARAGE
- QUIET CUL DE SAC

Ideal for first time buyers! A one bedroom first floor flat with private garden, garage and driveway parking, located in a quiet cul de sac just outside Helston town centre.



The property is entered on the ground floor where you come into a small entrance hall with storage space for coats and shoes and a flight of stairs which goes up to the first floor.

A door on the landing leads you into the lounge which has space for a small dining table as well as a seating area. The room has a lovely large picture window to the front aspect which has some far reaching countryside views.

There is a separate double bedroom, with a built-in wardrobe and a picture window to the rear aspect.

A door leads from the lounge into a small corridor which has a useful storage cupboard and doors to the shower room and kitchen.

The kitchen has a range of base and wall units, a stainless-steel sink with drainer, and spaces for a washing machine, fridge and cooker. There is a window to the side aspect.

The shower room has a corner shower unit with mains shower, pedestal sink and low-level WC.

To the side of the property is a driveway with a garage for this flat as well as the lower flat. The driveway is shared with each flat having parking for 2 cars in front of their garage. The private garden is accessed through the garage and is a pleasant, enclosed grassed area to the rear of the garage which catches the sun.

The building is divided into 2 flats, one on the ground floor and one on the first floor, each with their own entrances.



FEATURES

There is no service charge. Maintenance costs are shared with the ground floor flat.

Insurance costs are shared between the twelve flats in the close and are currently £139.56 each for the year.

Ground Rent £10

Leasehold Plus Share of Freehold (959 Years Remaining on the Lease)

EPC: D

Electric Heating & Hot Water

Driveway Parking for 2 Cars

Leasehold – Lease Term 999 Years From 1 December 1988

Council Tax Band A

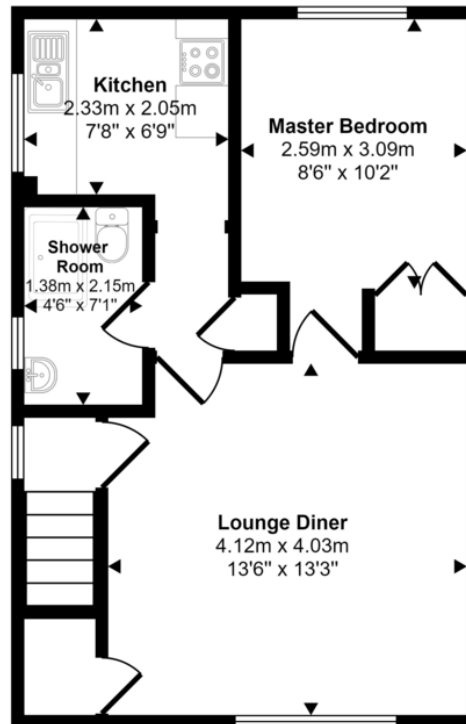
uPVC Double Glazing

The property is currently let but can be sold with vacant possession.

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
40 sq m / 434 sq ft



First Floor

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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