



28 Glenhaven Park, Helston, TR13 8PW

£145,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

28 Glenhaven Park

- BRAND NEW FULLY FURNISHED ONE BEDROOM PARK HOME
- SOUGHT AFTER LOCATION ON GLENHAVEN PARK
- OFF ROAD PARKING AND LANDSCAPED GARDENS
- DUAL ASPECT KITCHEN WITH INTEGRATED APPLIANCES
- STYLISH LOUNGE AND SPACIOUS DOUBLE BEDROOM
- MODERN BATHROOM FINISHED TO A HIGH STANDARD
- READY TO MOVE INTO WITH FURNITURE, CARPETS, CURTAINS, BLINDS AND LIGHT FITTINGS INCLUDED
- FREEHOLD
- COUNCIL TAX A

Situated on the always popular Glenhaven Park, this brand new, fully furnished one bedroom park home offers stylish, low maintenance living in a peaceful setting.

Occupying an attractive plot, the property benefits from its own off road parking space and beautifully landscaped gardens, featuring a paved patio, low maintenance areas of contemporary grey slate chippings, a raised flower bed and a lawned area, creating the perfect space to relax or entertain.

Inside, the accommodation is beautifully presented throughout. A welcoming entrance hallway leads to a bright dual aspect kitchen/breakfast room, fitted with a range of integrated appliances and offering space for casual dining. The cosy yet stylish lounge provides a comfortable place to unwind, while the generous double bedroom features fitted storage. Completing the accommodation is a modern bathroom finished to a high standard.

The property comes furnished as seen, with carpets, curtains, blinds and light fittings all included, making it ready for you to simply unpack and settle in.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)







DOOR TO

HALLWAY

Being carpeted with radiator and doors to various rooms.

KITCHEN/BREAKFAST ROOM 9'6" x 8'2" (2.90m x 2.49m)

A lovely dual aspect room with vinyl flooring fitted with a classic neutral style kitchen including base and wall units as well as drawers. With roll top work surfaces over, stainless steel sink and drainer with mixer tap and integrated appliances to include a fridge freezer, washing machine, electric oven and gas hob with tiled splashback and filter and light over. Double doors to front and window to rear, radiator and opening to

LOUNGE 11' x 9'1" (3.35m x 2.77m)

A dual aspect room tastefully finished in a neutral palette with fitted carpet, radiator and windows to front and side. Contemporary style log effect electric fire creating a lovely focal point.

BEDROOM 9'1" x 8'4" (2.77m x 2.54m)

With fitted carpet, radiator and window to front with fitted furniture to include two double and a single wardrobe providing for hanging space and shelved storage and open display shelving.

BATHROOM 6'3" x 5'5" (1.91m x 1.65m)

With vinyl flooring and suite comprising of a bath with aqua panel surround, wash hand basin in vanity unit with cupboard below and aqua panel splashback and mirrored cabinet over, low level W.C., radiator and obscured window to rear.

OUTSIDE

Arrive and park on the tarmac off road parking space. To the front of the property is an attractive low maintenance area of modern slate grey chippings. There are gardens to both front, rear and side comprising an attractive low maintenance areas of patio, slate grey chippings and lawn with a raised bed.

AGENTS NOTE ONE

The property is furnished to include table and chairs in the kitchen/breakfast room, a two seater sofa, armchair, nest of tables and cushions in the lounge a bed including headboard and mattress in the bedroom, two bedside tables and a wall mounted mirror. Curtains, blinds and light fittings are all included as seen throughout the property.

AGENTS NOTE TWO

Please be aware that any resale of the park home 10% plus VAT of the sale price is payable to the owner.

AGENTS NOTE THREE

We are advised that the purchasers have to be 55 years or older although this is subject to the park owners discretion.

AGENTS NOTE FOUR

The property is leasehold and the ground rent we are advised is currently £223.93.

SERVICES

Mains water, electricity and drainage.

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.

WHAT3WORDS

inferior.summit.green

DATE DETAILS PREPARED.

28th July 2026.

MOBILE AND BROADBAND

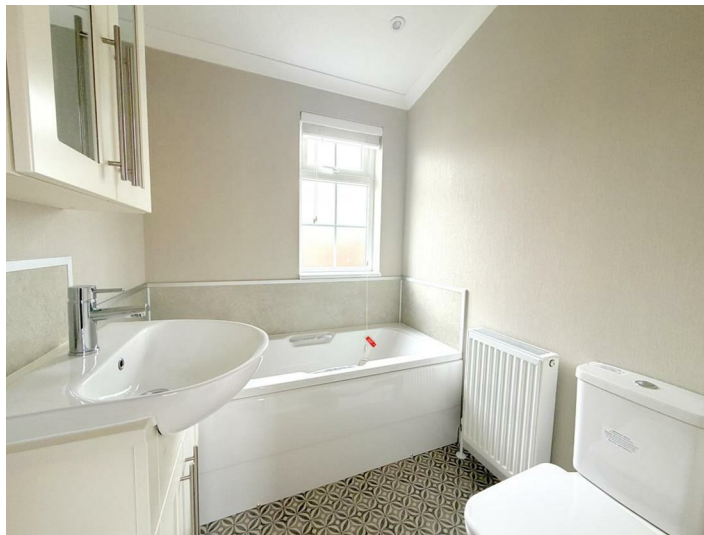
To check the broadband coverage for this property please visit -

<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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details 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.



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