



General view of building

15 Crosswalla Fields, Helston, TR13 8XH

£125,000 Leasehold

CHRISTOPHERS
ESTATE AGENTS

15 Crosswalla Fields

- GROUND FLOOR ONE BEDROOM FLAT
- PURPOSE BUILT RESIDENTIAL PROPERTY
- CUL-DE-SAC LOCATION
- ALLOCATED PARKING SPACE
- OUTDOOR SEATING AREA
- DOUBLE GLAZING
- LEASEHOLD
- COUNCIL TAX A
- EPC E52

An opportunity to purchase a purpose-built, ground floor one-bedroom flat, situated at the head of a residential cul-de-sac in Helston.

The property benefits from double glazing, an allocated parking space and a seating area outside.

The accommodation briefly comprises an entrance hallway, a lounge/dining room and a galley-style kitchen. There is also a double bedroom and a nicely appointed shower room.

Helston is widely regarded as the gateway to the Lizard Peninsula, an area renowned for its dramatic coastline, sandy beaches and picturesque coves. The town itself offers a comprehensive range of amenities, including a variety of well-known retailers, healthcare facilities, a cinema and a leisure centre with an indoor swimming pool. Helston is also home to highly regarded primary schools and a secondary school with sixth-form provision, while a university campus can be found in nearby Penryn, approximately twelve miles away.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO

ENTRANCE HALLWAY

With wood effect laminate flooring and door to:

LOUNGE/DINER 12'11" x 12'2" (3.96 x 3.73)

With wood effect flooring and two windows to the rear aspect. Opening to:

KITCHEN 9'10" x 4'7" (3 x 1.41)

Fitted with a wood effect kitchen with worktops that incorporate a stainless steel sink drainer unit, there are a mix of base and drawers units under, wall units over, built-in ceramic hob and oven whilst spaces are provided for both a washing machine and fridge. The room has a window to the rear aspect.

From the lounge/diner there is a door through to:

INNER HALLWAY

With cupboard which houses the immersion heater and has storage, doors to:

BEDROOM 9'5" x 8'6" (2.89 x 2.6)

With a window to the front aspect.

SHOWER ROOM

The bathroom is nicely appointed and features a glazed and tiled walk-in shower cubicle with an electric shower, a wash hand basin with a glass shelf above, and a mirrored medicine cabinet. There is also a dual-flush WC, tiled flooring, and part-tiled walls and obscure window to the front aspect.

OUTSIDE

There is parking and a small area of garden with lawn and patio and a useful storage shed.

LEASE

999 years from 14 September 1992

SERVICES

Mains water, electricity and drainage.

AGENTS NOTE

Annual service charge currently circa - £791.43 to include peppercorn ground rent.

WHAT3WORDS

inflict.fabricate.merchant

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.

2nd September 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.

FLOOD RISK

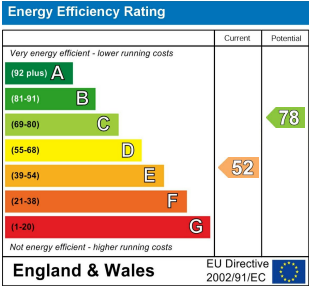
River & Sea Very Low Surface Water Very Low.



GROUND FLOOR
381 sq. ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 381 sq.ft. (35.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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