



**1 Upton Ope, Helston, TR13 8US**

**£120,000 Leasehold**

**CHRISTOPHERS**

ESTATE AGENTS

# 1 Upton Ope

- TWO DOUBLE BEDROOM APARTMENT
- SPACIOUS AND LIGHT
- GRADE II LISTED BUILDING
- TUCKED AWAY – JUST OFF THE CENTRE OF THE TOWN
- ALLOCATED OFF ROAD PARKING
- FIRST TIME BUYERS PRICE RANGE
- MODERN FITTED KITCHEN
- LEASEHOLD
- COUNCIL TAX A
- EPC E-54

A wonderfully spacious and light two double bedroom apartment tucked away just off the centre of town in a Grade II listed building, offering the perfect blend of privacy and convenience.

The accommodation begins with a practical entrance area, ideal for storing coats and shoes, before opening into a generously sized lounge/dining room. This bright and airy space provides plenty of room to both relax and entertain – perfect for those who love to host. An open hallway leads seamlessly into the modern fitted kitchen.

There are two comfortable double bedrooms along with a well-appointed family bathroom. A huge asset in this location is the allocated off-road parking, complemented by an additional visitors' space shared between the three apartments in the development. A further benefit is a useful secure storage cupboard, accessed from the communal entrance area, providing a handy spot to store larger items.

This would be of interest to first time buyers offering spacious and light accommodation with parking in an uber convenient location. Purchasers requiring a mortgage should check with their lender as to the suitability of the property for lending purposes as it is over a commercial premises.







## LOCATION

Helston is famed for its historic Flora Day celebrations on 8th May when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Flora Dance and ushering in the Summer. This property is situated in a tucked away location at the heart of the town and is perfectly placed to enjoy Flora Day! The modern town and the surrounding nearby areas now boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks. There is also a lovely sunken garden in the next Ope up perfect to sit and relax in on a sunny day. Helston is widely regarded as the gateway to the stunning Lizard Peninsula and is within a 10 minute drive of the thriving harbour and coastline at Porthleven offering an array of shops and good quality restaurants as well as world class surf. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

**THE ACCOMMODATION COMPRISES:** (all dimensions are a External door to the entrance area.

## ENTRANCE AREA

With stairs rising to the hallway, with an allocated storage cupboard. Door to the entrance vestibule.

## ENTRANCE VESTIBULE

A useful area with space for coat and shoe storage and a door to the lounge/dining room.

## LOUNGE/DINING ROOM 22' x 15'6" (6.71m x 4.72m)

A bright and spacious room with plenty of space to relax and dine. With two windows to the side, hard flooring, wall mounted plug in electric heater and semi open plan to the hallway and kitchen area.

## KITCHEN AREA 12'8" x 8'4" (3.86m x 2.54m)

Fitted with attractive sky blue base and wall units, with roll top work surfaces over, with space and point for an electric cooker, space and point for an under counter fridge and a space and plumbing for a washing machine and wall mounted shelving.

### HALLWAY

With doors to various rooms and a large airing/storage cupboard housing the immersion heater and offering slated shelved storage and cloaks space.

### BEDROOM ONE 12'7" x 7'6" (3.84m x 2.29m)

With hard flooring, wall mounted electric heater and a window to the side.

### BEDROOM TWO 9'8" x 7'5" (2.95m x 2.26m)

A light and airy room with a window to the side and storage area with hanging rail, hard flooring and wall mounted electric heater.

### BATHROOM

A suite comprising of a bath with tiled surround and Triton T80 electric shower, pedestal wash hand basin in vanity unit, low level w.c., chrome effect ladder style heated towel rail.

### LEASEHOLD INFORMATION

The property enjoys the remainder of a 999 year lease which commenced in 2002 and that ground rent and service charges are currently in the region of £250pa and £350pa respectively.

### PARKING

There is a parking area for the flat, where this property enjoys one allocated parking space, there is also one visitor space for the use of all three apartments within the development.

### SERVICES

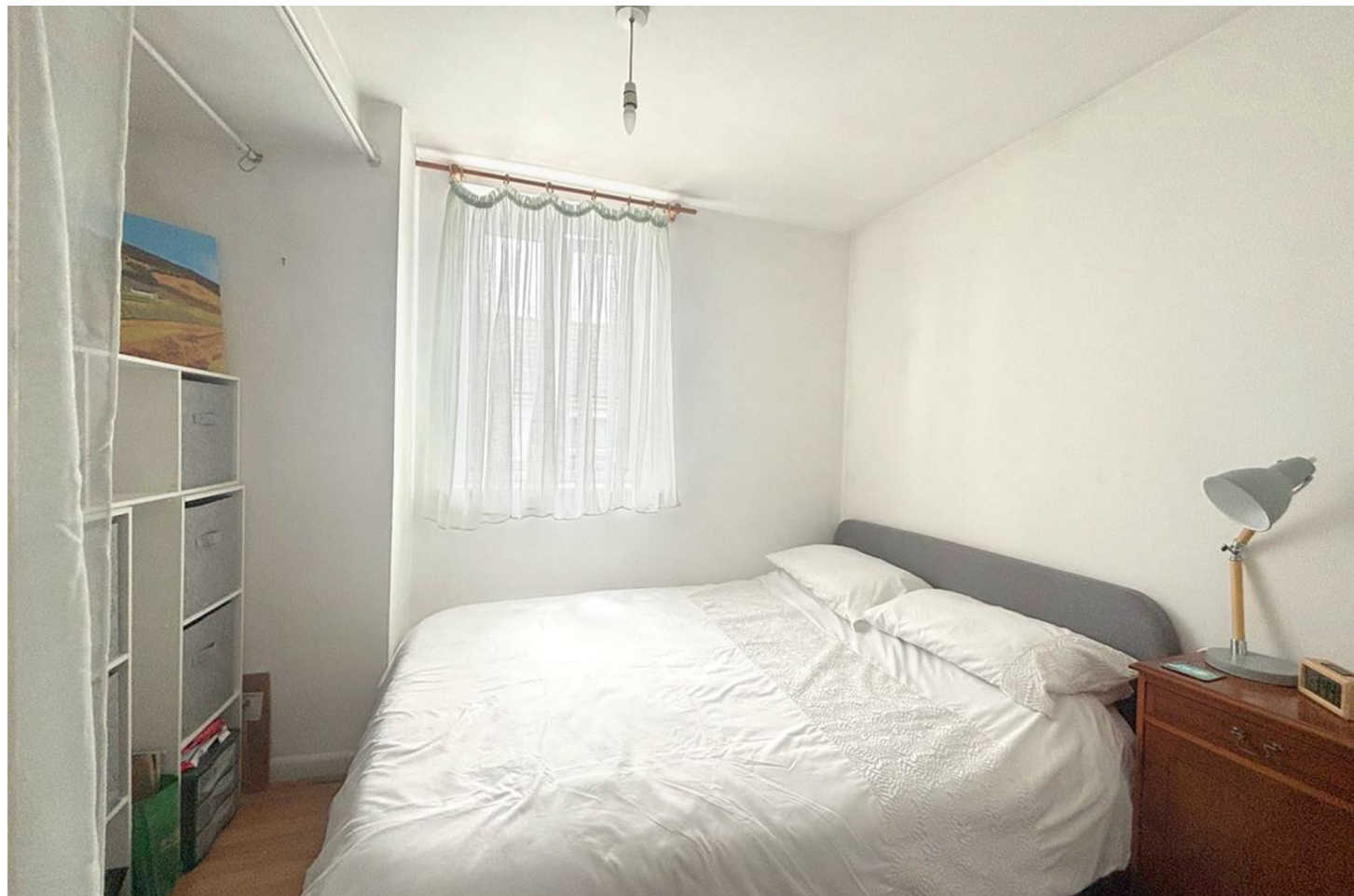
Mains water, drainage and electricity.

### AGENTS NOTE

We understand the property is Grade II listed. The vendor has informed us that the owner of the property is liable to contribute one sixth of the cost of necessary repairs/decorations to the front of the building.

### CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit [Cornwall Mapping](#) and use the Council's interactive map.





#### **DIRECTIONS**

From our Helston office walk down the street crossing over the road at the bottom of Wendron Street and proceeding down Coinagehall Street until seeing the turning for Upton Ope on your left hand side. Walk up the Ope and you will see the covered entrance to the apartment on your left hand side.

#### **VIEWING**

To view this property, or any other property we are offering for sale, simply call the number on the reverse of these details.

#### **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/>

#### **COUNCIL TAX**

Council Tax Band A.

#### **ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### **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.

#### **DATE DETAILS PREPARED.**

13th August 2025





This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

# Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		54	69
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fence and gate 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.



## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

**CHRISTOPHERS**  
ESTATE AGENTS