



General View Of The Building

**153 Pendeen Park, Helston, TR13 0SL**

**£155,000 Leasehold**

**CHRISTOPHERS**

ESTATE AGENTS



# 153 Pendeen Park

- ONE BEDROOM PURPOSE BUILT FIRST FLOOR FLAT
- GARAGE AND PARKING
- ENCLOSED PATIO GARDEN
- TUCKED AWAY CUL-DE-SAC POSITION
- EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS OR INVESTORS
- PRIVATE ENTRANCE AND STAIRCASE
- LEASEHOLD
- COUNCIL TAX A
- EPC E-49

A nicely presented one bedroom purpose built first floor flat with a garage, parking and an enclosed patio garden to the rear.

Situated towards the head of a tucked away cul-de-sac, within a popular residential area of Helston, the residence presents an excellent opportunity for first time buyers seeking to get onto the property ladder. Equally investment buyers can take comfort from the owners healthy track record of letting the flat over a number of years previously.

With a private entrance and staircase, the flat is light and welcoming with the sitting room enjoying a pleasant elevated rural outlook beyond neighbouring properties. There is a modern fitted kitchen with granite effect worktops, a white fitted bathroom suite with an electric shower and a double bedroom with a useful built in wardrobe.

Approached over a shared driveway with allocated off road parking, the flat benefits from a garage with power and light and a nicely enclosed patio garden to the rear which enjoys good degrees of privacy and a sunny outlook.

The accommodation in brief comprises an entrance hall, lounge / dining room, kitchen, bedroom and a bathroom. Outside there is a driveway with parking, a garage and an enclosed rear garden. The property benefits from double glazing and electric heating.









Helston itself is a bustling market town that stands as a gateway to The Lizard Peninsula which is designated as an area of outstanding natural beauty with many beautiful beaches, coves and cliff top walks. The town has amenities that include, national stores, supermarkets, doctor surgeries, churches and also many clubs and societies. There are a number of well regarded primary schools, a comprehensive school with sixth form college and a leisure centre with indoor heated pool.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

**Steps up to part glazed door to**

#### **ENTRANCE HALL**

With coat hanging rail and opening to staircase

A staircase rises to the first floor

#### **FIRST FLOOR**

#### **LANDING**

With window to side aspect with outlook beyond neighbouring properties to open countryside and Tregoning Hill beyond. Door to

**LOUNGE/DINING ROOM 13'9" x 13'3" (maximum measurements)  
(4.19m x 4.04m (maximum measurements))**

Light and pleasant room with large window enjoying outlook towards Trannack and nearby countryside. Wall mounted electric heater, cupboard with shelving and electric consumer unit and doors off to kitchen, bathroom and bedroom.

**KITCHEN 7'8" x 7'8" (plus inner hall) (2.34m x 2.34m (plus inner hall))**

With a modern fitted kitchen comprising polished granite effect working top surfaces incorporating a composite sink with drainer and mixer tap over, base cupboards under and matching wall units over. Spaces are provided for an electric cooker (with chimney style hood over), a washing machine and fridge freezer. The walls are tiled with part black 'Metro' style tiling in some areas. There is a spotlighting arrangement, linoleum flooring, an electric heater, an airing cupboard housing the immersion heater and a window to the side aspect, enjoying an outlook towards Godolphin Hill in the distance.



**BEDROOM 12'7" x 8'9" (incl built-in wardrobe) (3.84m x 2.67m (incl built-in wardrobe))**

Double bedroom with built-in wardrobe with hanging rail and shelving over, wall mounted electric heater and a window to the rear aspect.

#### **BATHROOM**

With a white fitted suite comprising a low-level w.c, a pedestal wash hand basin and a panelled bath with shower screen and Triton electric shower over. There is tiling to the walls, linoleum flooring and an obscure glazed window to the side aspect.

#### **OUTSIDE**

A shared driveway provides off road parking and leads on to the

**GARAGE 16'11" x 8'2" (5.16m x 2.49m)**

With up and over door, a vaulted ceiling, power and light.

#### **REAR GARDEN**

A side gate and passageway leads into an enclosed rear patio garden enjoying good degrees of privacy. Outside tap.

#### **SERVICES**

Mains electricity, gas, water and drainage.

#### **AGENTS NOTE ONE**

We are advised that the flat is Leasehold and has the benefit of a 999 year Lease that was granted on 24th June 1984.

#### **AGENTS NOTE TWO**

Our owner advise us that there is a service charge payable of circa £164 p.a which covers, amongst other things, buildings insurance, ground rent and associated costs. This is payable to Pendeen Parc Management Company Limited.

#### **COUNCIL TAX**

Council Tax Band A

#### **WHAT3 WORDS**

timer.squish.decide

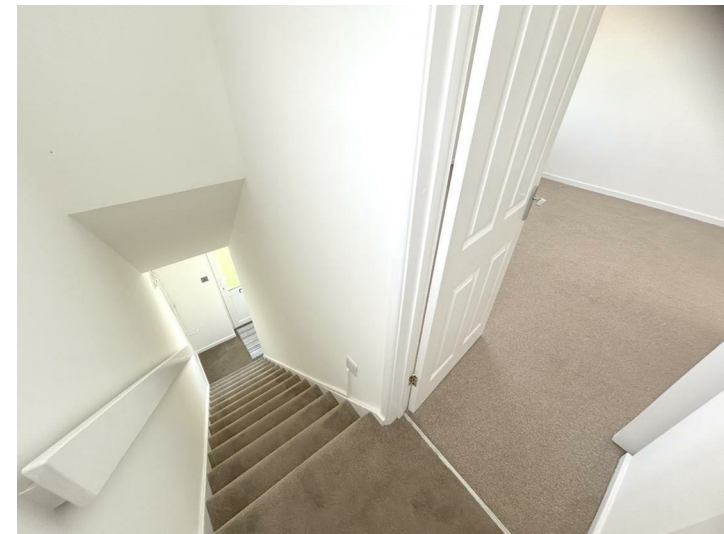
#### **MOBILE AND BROADBAND**

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/>





#### ANTI-MONEY LAUNDERING

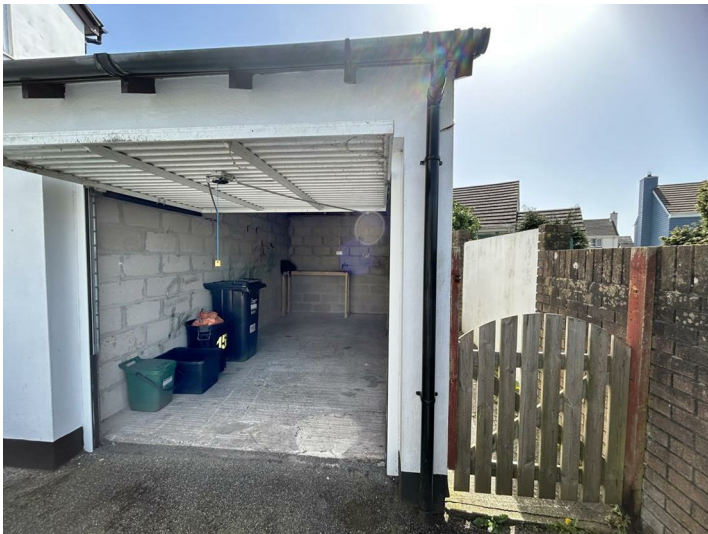
We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### PROOF OF FINANCE - PURCHASERS

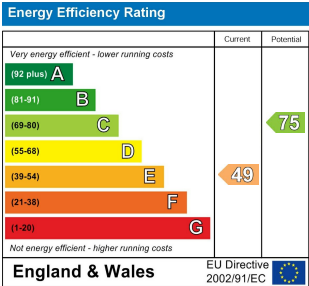
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### DATE DETAILS PREPARED.

8th April 2026







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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