

20 Flora Gardens Penrose Road, Helston, TR13 8DW

£115,000 Leasehold

CHRISTOPHERS
ESTATE AGENTS

20 Flora Gardens Penrose Road

- SECTION 106 LOCAL NEEDS RESTRICTION
- ONE BEDROOM GROUND FLOOR FLAT
- TUCKED AWAY LOCATION
- ALLOCATED PARKING SPACE
- PATIO AREA
- WELL SUITED TO LOCAL FIRST TIME BUYERS
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- LEASEHOLD - 999 YEAR LEASE GRANTED 2006
- COUNCIL TAX A
- EPC C-78

WELL-PRICED, MODERN GROUND-FLOOR ONE-BEDROOM FLAT WITH PARKING – IDEAL FOR LOCAL FIRST-TIME BUYERS.

Tucked away within the popular Flora Gardens development, this contemporary flat offers bright open-plan living, a stylish fitted kitchen and French doors opening onto a sunny patio – perfect for afternoon and evening sun. A generous double bedroom, modern shower room and allocated parking complete the package. Conveniently located close to Helston town and its amenities, this is a great opportunity for buyers who meet the Section 106 local connection criteria and are keen to get on the property ladder.

LOCATION

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.




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THE ACCOMMODATION COMPRISES (dimensions approx)

COMMUNAL ENTRANCE DOOR TO COMMUNAL HALLWAY

COMMUNAL HALLWAY
With tiled flooring and front door to apartment.

HALLWAY
With doors off to the shower room, bedroom and open plan kitchen/lounge. A door to the airing cupboard with a coat hanging rail and shelf above.

KITCHEN/LOUNGE 15'4" x 12'1" (4.67m x 3.68m)
LOUNGE
A pleasant open plan room with a sunny outlook and French doors to the front patio area and parking space.

KITCHEN
Having granite effect working top surfaces, incorporating a stainless steel sink with tiled splashback, drainer and mixer tap over and an electric hob with hood over. There are a range of base cupboards and drawers with wall cupboards over. Integrated appliances include an electric oven and fridge, whilst space is provided for a washing machine. Tall pantry style cupboard housing the gas fired boiler, vinyl flooring and recessed spotlighting.

SHOWER ROOM
Currently configured as a wet room with a walk-in shower with anti-slip flooring, tiled surround and a thermostatic shower. There is a low-level w.c, a wall mounted wash handbasin with tiled splashback, a shaving point, extractor and an obscure glazed window to the side aspect.

BEDROOM 17'" x 7'8" (of irregular shape, inc door recess)
(5.18m x 2.34m (of irregular shape, inc door recess)
Double bedroom with a window to side aspect.

OUTSIDE

There is a small patio area to the front of the flat, beyond which is an allocated parking space. To the side are rear are communal grounds including a clothes drying area. The development benefits from a communal secure entry system beyond which the flat can be accessed on the ground floor.

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 which was granted on 1st May 2006. The service charge is currently £2,188.33 per annum (2026).

AGENTS NOTE TWO

The flat is subject to a Section 106 local needs restriction which prospective purchasers will need to fulfill. Please see below for details.

Eligibility.

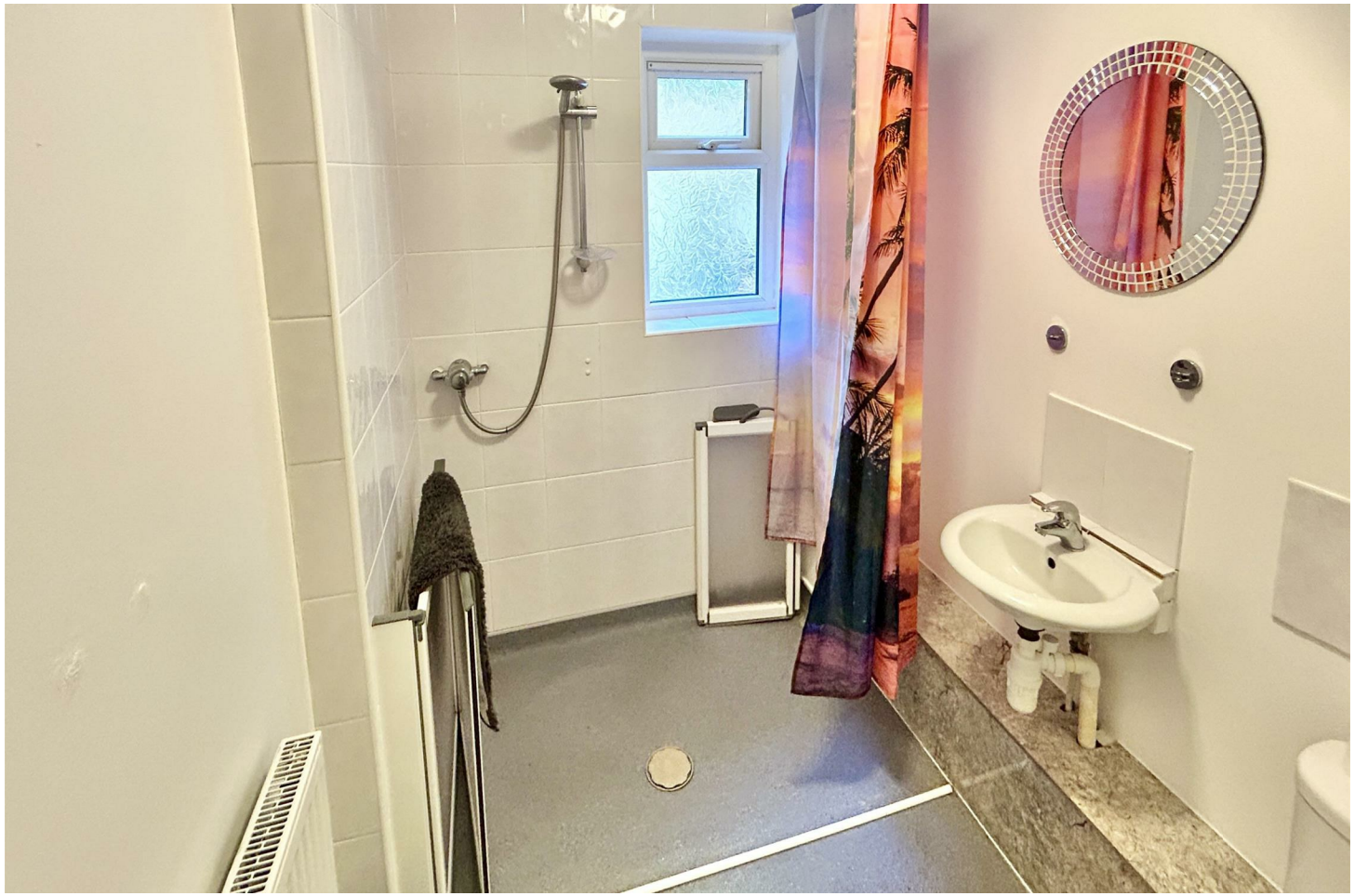
We would prefer for you to allow a grace period (two weeks) for people with a Helston local connection to come forward, however we can consider a Qualifying Person with an Area Local Connection to Cornwall (previous Kerrier District) as defined in the s.106 either:

- Current residency of 5 + years
- Born in the area
- Education whilst under the age of eighteen years and resident
- Current employment (no time restriction)
- Former residence of at least five years In addition the applicant will need to:
- Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market
- Have a minimum 10% deposit – (or 5% with relevant AIP)
- Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)
- Have viewed and offered on the property













AGENTS NOTE THREE

We are advised that the new owner will become a director of the Flora Gardens Management company upon completion of the purchase.

COUNCIL TAX

Council Tax Band A

DIRECTIONS

From Helston town centre proceed down Church Street and turn immediately right into Penrose Road and Flora Gardens will be found a short distance up on the left-hand side.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

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

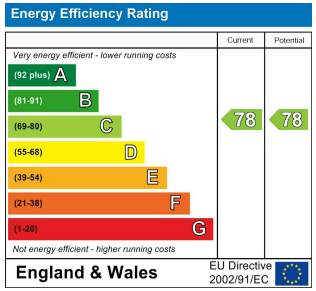
PROOF OF FINANCE - PURCHASERS

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.

3rd July 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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