

21 Flora Gardens, Helston, TR13 8DW

£125,000 Leasehold

CHRISTOPHERS
ESTATE AGENTS

21 Flora Gardens

- GROUND FLOOR ONE BEDROOM FLAT
- TUCKED AWAY CLOSE TO HELSTON TOWN CENTRE
- OPEN PLAN LIVING SPACE
- FITTED KITCHEN
- ALLOCATED PARKING FOR UP TO TWO VEHICLES
- IDEAL FOR FIRST TIME BUYER
- LEASEHOLD
- COUNCIL TAX A
- EPC C77




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A lovely ground floor flat in a tucked away development, conveniently positioned for Helston town centre and its amenities.

This well presented one bedroom flat offers light and airy accommodation, with an open plan living space providing plenty of room to cook, dine and relax. Double doors to the front allow plenty of natural light to flood in, while the fitted kitchen area includes an integrated oven and hob.

The double bedroom is situated at the rear of the flat, providing a peaceful and relaxing retreat, complemented by a modern, well appointed shower room with tiled walls and a tiled shower cubicle housing a mixer shower.

Outside, the property benefits from allocated parking for up to two vehicles, together with communal grounds which include a useful drying area with rotary washing lines.

Offering convenient, low maintenance living in a tucked away yet central location, this is a great opportunity for first time buyers looking to take their first step onto the property ladder, or for a single person or couple seeking an affordable single storey home close to the heart of Helston.

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)

Door from communal entrance hall to

HALLWAY
With radiator, large useful storage cupboard and doors to various rooms.

OPEN PLAN LIVING SPACE 15'4" x 12'3" (4.67m x 3.73m)
A lovely light and airy open plan area with plenty of space to cook, dine and relax with practical hard flooring, double doors to front and radiator.

KITCHEN AREA
Offering contemporary gloss white base and wall units with roll top work surfaces over and stainless steel sink and drainer with mixer tap, integrated electric oven with hob over and filter and light above.

BEDROOM 11'1" x 8'3" (3.38m x 2.51m)
With fitted carpet, radiator and window to side.

SHOWER ROOM 6'7" x 5'4" (2.01m x 1.63m)
With vinyl flooring being tiled to walls and having a tiled cubicle housing a chrome effect mixer shower, low level W.C., wall mounted wash hand basin, radiator and obscured window to side.

OUTSIDE
To the front of the property there is an allocated area of parking suitable for up to two vehicles. There is also a communal drying area with rotary washing lines available to the rear.

The development benefits from a communal secure entry system beyond which the flat can be accessed on the ground floor.

SERVICES/UTILITIES
Mains water, electricity, drainage and central heating.

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

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

WHAT3WORDS

enlarge.perusing.vocally

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

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.

14th October 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.

Ground Floor

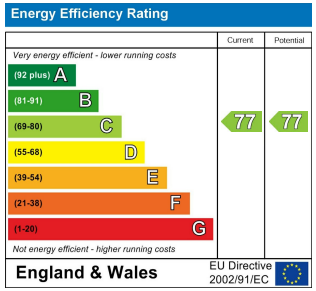
Approx. 371.5 sq. feet



Total area: approx. 371.5 sq. feet

PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS



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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