



Flat 6 123A The Old Chapel, Helston, TR13 8RL

£115,000 Leasehold

CHRISTOPHERS
ESTATE AGENTS

Flat 6 123A The Old Chapel

- ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT
- STRIKING HIGH CEILINGS AND SASH WINDOWS
- BRIGHT AND SPACIOUS THROUGHOUT
- LOUNGE/KITCHEN/DINING ROOM
- GRADE II LISTED
- ATTRACTIVE HISTORIC BUILDING
- CLOSE TO HELSTON TOWN CENTRE
- COUNCIL TAX BAND A
- LEASEHOLD
- EPC 78 C

Set within an attractive and characterful chapel conversion, this delightful one bedroom first floor apartment offers a unique blend of period charm and modern comfort. The property is wonderfully bright throughout, benefitting from impressive high ceilings and elegant sash windows that flood the space with natural light and enhance the sense of openness.

In brief the accommodation comprises an entrance hall, one double bedroom, bathroom and lovely open plan living/dining/kitchen area providing a welcoming and airy living environment.

Situated on the outskirts of Helston town centre, the flat is within easy reach of local amenities and shops. This is a perfect opportunity for first time buyers, investors, or those seeking a charming home in a distinctive historic building.







LOCATION

Helston is an historic and thriving market town offering a comprehensive range of amenities, including national retailers, cafes, public houses, health centres, a cinema, and a leisure centre with indoor swimming pool. The town benefits from well regarded primary schools and a secondary school with sixth form provision. It also serves as the gateway to the beautiful Lizard Peninsula, a designated Area of Outstanding Natural Beauty renowned for its dramatic coastline and scenic walks.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Main entrance door opening into a spacious communal hall with cupboard housing electric meters, shared under stairs storage and staircase leading to first floor.

Door opening into apartment six entrance hall with radiator, secure audio intercom system, fuse box and doors into bedroom, bathroom and kitchen/dining/living room.

BEDROOM 11' x 9'07 (3.35m x 2.92m)

A generously proportioned double bedroom featuring impressive high ceilings and a tall sash window with an attractive window seat, allowing for plenty of natural light. A comfortable and inviting bedroom with a wall mounted radiator.

BATHROOM 11'07 (max) x 6'04 (3.53m (max) x 1.93m)

A well appointed bathroom with a large obscured sash window for natural light and privacy. Comprising a low level WC, a bath with shower over, and a wall-mounted wash hand basin with mixer tap and mirror above. The room benefits from a tiled floor and tiled walls, complemented by a heated towel rail, spot lighting, and an extractor fan.

LOUNGE/KITCHEN/DINING ROOM 17'09 x 14'04 (5.41m x 4.37m)

A light-filled and generously proportioned space with two wall mounted radiators and being enhanced by high ceilings.

KITCHEN AREA

A fully fitted kitchen with roll edge work surfaces incorporating a sink and drainer with mixer tap, a four ring gas hob with extractor hood over, and an electric fan oven below. The space is complemented by a range of wall and base units with drawers and under cupboard lighting. There is provision for a washing machine, an integrated fridge with freezer compartment, and a full height cupboard housing the Baxi boiler.

LOUNGE/DINING AREA

Benefiting from high ceilings and with a striking tall sash window which forms a standout feature of the room, enhancing its character while allowing an abundance of natural light.

OUTSIDE

To the outside of the property there is a communal bin store cupboard offering space for bins and recycling.

SERVICES

Mains gas, electricity, water and drainage.

LEASEHOLD INFORMATION

Prospective purchasers should be aware that Flat 6, 123a Meneage Street benefits from a 999 year lease which started in 2009. There is an annual service charge of £1,208.04 for 2026 which was a decrease from the previous year at £1,290.60.

AGENTS NOTE

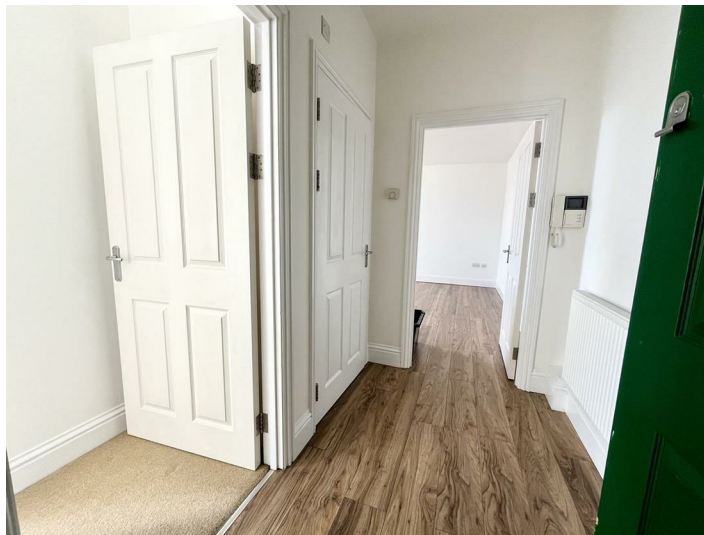
Prospective purchasers should be aware that the property is grade II listed.

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.

COUNCIL TAX

Council Tax Band A





WHAT3WORDS

gurgling.surpasses.salmon

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.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

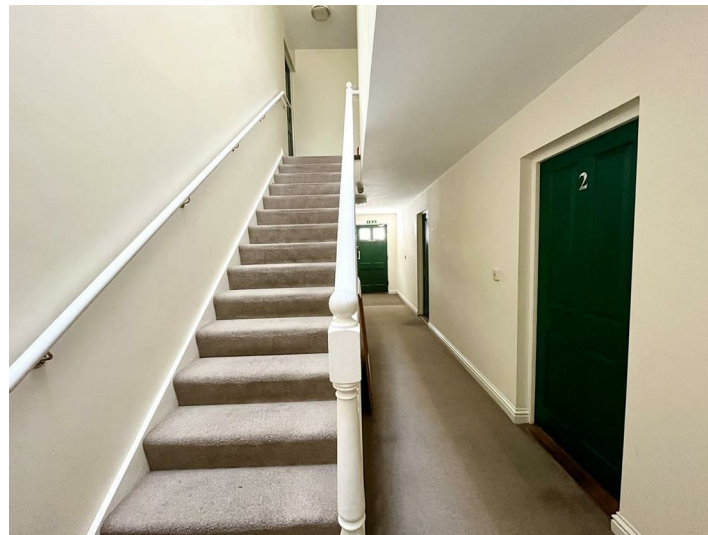
<https://www.openreach.com/fibre-broadband>

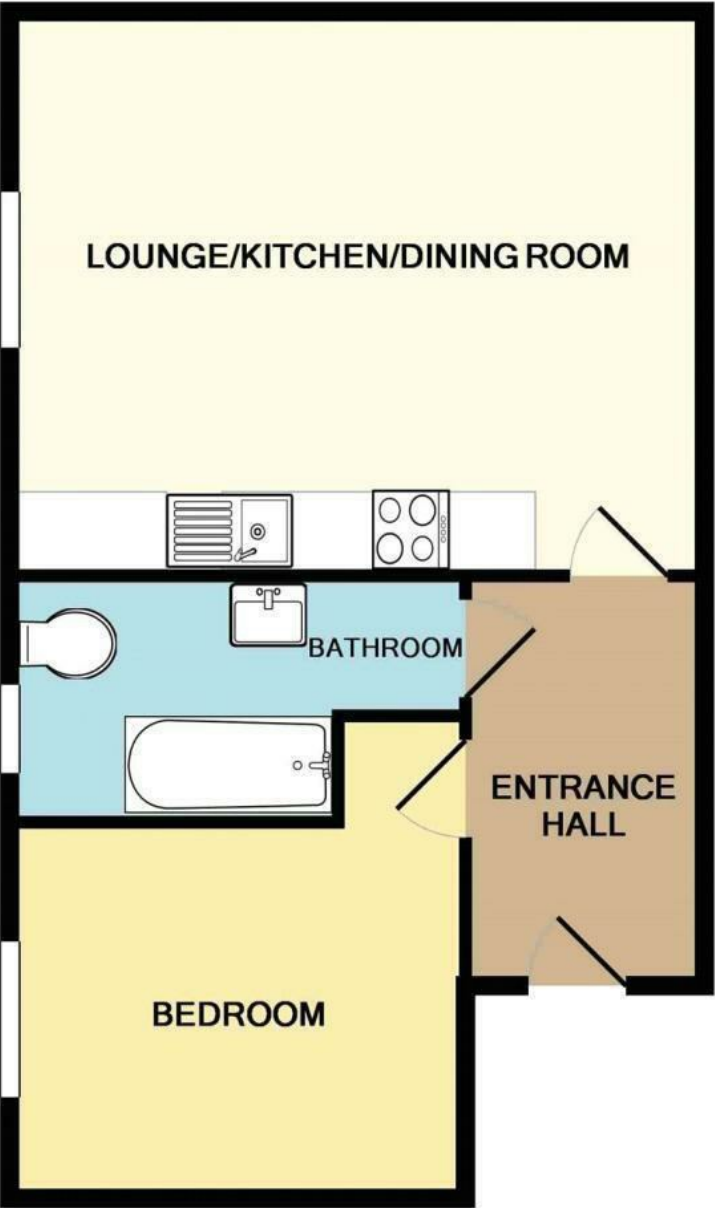
To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

DATE DETAILS PREPARED.

April 2026.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 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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