

17 Gwealdues Court Falmouth Road, Helston, TR13 8JX

£148,000 Leasehold

CHRISTOPHERS
ESTATE AGENTS

17 Gwealdues Court Falmouth Road

- SOUGHT-AFTER GWEALDUES COURT DEVELOPMENT
- PURPOSE-BUILT ONE BEDROOM TOP FLOOR APARTMENT
- OPEN-PLAN KITCHEN AND LIVING AREA
- FITTED KITCHEN WITH BUILT-IN COOKER AND HOB
- ALLOCATED PARKING SPACE AND STORE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- IDEAL FIRST HOME OR BUY-TO-LET INVESTMENT
- LEASEHOLD
- COUNCIL TAX A
- EPC B81







Situated within the sought-after Gwealdues Court development in Helston, this purpose-built one bedroom top floor apartment offers an excellent opportunity for first-time buyers or those seeking a dependable buy-to-let investment.

Completed by well-regarded local developers in around 2015, this attractive gated development is conveniently located for the town's amenities, while also being a commutable distance to both the Tremough Campus of Exeter University and the city of Truro.

The apartment itself is light and airy, with an open-plan kitchen and living area featuring French doors that open inwards with a glazed Juliette balcony inviting fresh air into the living space.

The fitted kitchen is well equipped with granite-effect worktop surfaces and white high gloss cabinetry, complete with a built-in cooker and hob, along with space for a washing machine and freestanding fridge freezer. The twin-aspect living space is bright and pleasant, offering a comfortable area in which to relax or entertain. There is a well-appointed fitted bathroom with a thermostatic shower and a bedroom, which has a part-vaulted ceiling and Velux skylight.

Outside, there is an allocated parking space and an allocated store, useful for bicycles, surfboards and the like, while a secure entry system adds peace of mind. Modern, safe and pleasant, this apartment would make a wonderful first home, investment purchase or low maintenance base from which to explore the area and coastline.

The accommodation in brief comprises an inner hallway, open plan kitchen/dining room/lounge, bedroom, and a bathroom. The property benefits from gas fired central heating and double glazing.

Helston is an historic and thriving market town offering a comprehensive range of amenities, including national retailers, health centres, a cinema, and a leisure centre with indoor swimming pool. The town is served by well-regarded primary schools and a secondary school with sixth-form provision. It also serves as the gateway to the beautiful Lizard Peninsula, a dedicated area of outstanding natural beauty.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to

INNER HALLWAY

With door to storage cupboard with coat hanging rail and electric consumer unit, Videx secure entry system and doors off to all internal rooms.

OPEN PLAN KITCHEN / DINING ROOM / LOUNGE 23'9" x 11'3" (7.24m x 3.43m)

A light and sociable open plan dual aspect living space with recessed lighting.

KITCHEN AREA

Comprising a modern fitted kitchen with granite effect working top surfaces incorporating a stainless steel one and a half bowl sink with drainer and Swan's neck mixer tap over and an electric hob with chimney style hood over. There are a useful range of white high gloss drawers and cupboards under (one containing the Worcester gas fired boiler), whilst spaces are provided for a washing machine and a free standing fridge freezer. There is a window to the front aspect and patterned linoleum to the floor.

LOUNGE / DINING AREA

Comfortable living space with inward opening French doors and glazed Juliette balcony to the rear aspect.

BATHROOM

With white fitted suite comprising a low-level w.c, wall mounted wash hand basin with vanity cupboard under and a panelled bath with shower screen and part tiled surround housing a thermostatic shower. There is an extractor, a tiled storage shelf, grey herringbone style linoleum flooring, a shaving point and an obscure glazed Velux skylight and window to the front aspect.

BEDROOM ONE 11'5" x 7'9" (3.48m x 2.36m)

With access to loft space, part vaulted ceiling with Velux skylight and window to rear aspect.

OUTSIDE

A secure gated access opens out into the communal driveway from which one can access the parking space that is allocated to the apartment. There is a useful outside store for bicycles etc, that belongs to the apartment.













SERVICES

Mains electricity, gas, water & drainage.

AGENTS NOTE ONE

The property is Leasehold and benefits from the remainder of a 999 year Lease that was granted in 2015.

AGENTS NOTE TWO

There is annual management fee of circa £700 which, we are advised, covers the building insurance, ground rent, maintenance of the building and communal areas amongst other things.

COUNCIL TAX BAND

Council Tax Band A.

ANTI-MONEY LAUNDERING

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

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.

FLOOD RISK

River & Sea Low Surface Water Very Low.

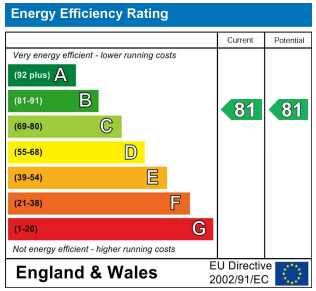
WHAT3WORDS

nurture.dusters.podcast

DATE DETAILS PREPARED.

27th August 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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