



**briggs**  
residential

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**46 TOWGOOD CLOSE  
HELPSTON PE6 7AP  
£150,000**

**LEASEHOLD**



Featuring a 20' x 17' open-plan lounge and kitchen, this GROUND FLOOR apartment benefits from having two double bedrooms, off-road parking and is situated in one of the areas' most sought-after villages with excellent schools. Entered via an intercom system, this property, which is ideal for first-time buyers, is priced to sell, so book your viewing today.

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**OPENING HOURS**

Mon to Fri. 9.00am until 6.00pm    Sat. 9.00am until 4.00pm    Sun. Closed

### ENTRANCE

Communal front entrance entered via Intercom system.

Front door opening to

### HALLWAY

A large entrance hall with walk-in storage cupboard.

### OPEN-PLAN LOUNGE/KITCHEN 20'9 x 17'4 (6.32m x 5.28m)

A good size room with lounge and dining area, radiators, window to front elevation, TV point and open access through to

### KITCHEN

With a range of wall and base units, work surface, wall tiling, built-in oven with hob and extractor above, plumbing for washing machine, space for tumble dryer and window to rear elevation.

### BEDROOM ONE 15'6 x 7'11 (4.72m x 2.41m)

With radiator and window to front elevation.

### BEDROOM TWO 15'6 x 7'11 (4.72m x 2.41m)

With radiator and window to front elevation.

### BATHROOM

Comprising panelled bath with shower screen and shower above, wash-hand basin, low flush WC, radiator and window to rear elevation.

### OUTSIDE

The property has a private parking space and a communal garden to the rear.

EPC RATING: C

COUNCIL TAX BAND: B (PCC)

*Agent's Notes: The Vendor informs us that the property has 112 years left on the lease and the management and service charge is approximately £90 per month.*

