



Frodsham Branch

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Pollard Building, Church

Street

Frodsham

WA6 7DW

31, Ashley Court, Chapelfields, Frodsham



£192,500

Ref: 816084

- **First Floor Retirement Apartment**
- **Views onto Gardens**
- **Available to Those aged 60 and Over**

- **Central Frodsham Location**
- **Two Double Bedrooms**
- **EPC Rating - Current C**

A first floor retirement apartment in the heart of Frodsham, just off Main Street and close to all local facilities. The property is in a prime position, to the rear of the building, overlooking the lovely gardens. The property offers well presented accommodation and will be ideal for those seeking a safe and comfortable, easy to manage home.

The property is available to those aged 60 and over and it is designed to offer independent living within a secure environment. There is an on site manager who may be contacted from various points within each property in the case of an emergency. For periods when the manager is off duty there is a 24 hour emergency call system.

The layout of this property includes an entrance hall, a spacious living room with doors opening to a Juliette balcony and offering views onto the gardens. There is a fitted kitchen, two good sized double bedrooms and a bathroom with a modern suite including a walk in shower. There are double glazed windows and electric storage heaters are installed. There is a well equipped laundry for the use of all residents plus a guest bedroom that can be booked in advance for visitors. Parking spaces are available for residents and visitors.

Tenure/Service Charge/Conditions

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years of age.

The property is leasehold for the remainder of a 125 year term that started in 1999. Ground rent of £192.50 is payable every 6 months.

A service charge of £1704 every six months is currently payable to cover the costs of the house manager, building insurance, maintenance of the communal areas, lift, gardens and the exterior of the building.

LOCATION

Ashley Court is situated just off Main Street in the centre of Frodsham. This location offers convenient, level access to a wide range of shops and services. There are bus and train services from Frodsham to many parts of the North West.



DIRECTIONS

Ashley Court is located on Chapelfields which is off Main Street, almost opposite Cowards Butchers.

FIRST FLOOR

Entrance Hall

Lounge/Dining Room

17'6 (5.34m) x 14'6 (4.43m)



Kitchen

8'11 (2.73m) x 5'9 (1.75m)



Bedroom 1

13'9 (4.2m) x 8'9 (2.67m)



Bedroom 2

13'9 (4.2m) x 9'7 (2.93m)

Shower Room
8'3 (2.51m) x 7'2 (2.18m)



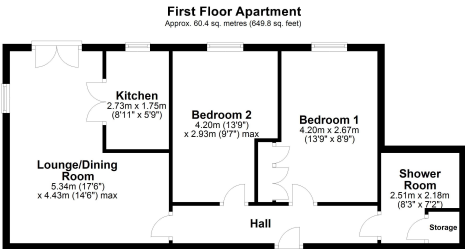
Communal Gardens



Council Tax
Band C. Cheshire West & Chester.



EPC Rating
Current C.



Total area: approx. 60.4 sq. metres (649.8 sq. feet)