



Shared Ownership  
£105,000

Viewing: By appointment through agent



**35 The Windings, Helsby  
Frodsham  
WA6 0FP**

**01928 739777**

[frodsham@gascoignehalman.co.uk](mailto:frodsham@gascoignehalman.co.uk)  
[www.gascoignehalman.co.uk](http://www.gascoignehalman.co.uk)

- Luxury Retirement Apartment
- 25% Rent Free
- Over 55's Only
- 75% Shared Ownership
- Secure and Comfortable
- EPC Rating - Current B



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Offered on a 75% shared ownership basis, this immaculately presented first floor retirement apartment forms part of this exclusive, stylish modern development designed to offer an independent, secure and comfortable lifestyle to those aged 55 and over.

The apartment comes with a private balcony enjoying views over the garden area and beyond. The accommodation consists of a spacious lounge/dining area, a high quality kitchen with built in appliances, a good sized double bedroom, a wet room with shower and there is also a useful storage/utility area off the entrance hallway. The development benefits from a combined heat system and the cost of the utilities is included within the service charge. The Windings offers a range of high-quality facilities for residents and their visitors to enjoy including an on site bistro, a hairdressers and beauty salon, a communal lounge, landscaped communal gardens and activity rooms. Car parking is available to the rear of the building.

#### **Shared Ownership/Lease/Service Charge**

The property is being offered for sale under an older person shared ownership scheme. A 75% share of the property is being offered for sale. The remaining 25% share is owned by Your Housing Group and no rent is payable. The property is leasehold for the residue of an initial 125 year term from April 2015. Ground rent is included in the service charge. The service charge is £85 per week (21/22). This covers maintenance of the building, grounds and communal areas, utility costs and building insurance.

#### **LOCATION**

The Windings stands in manicured grounds and gardens including a paved seating area and flower beds. There is parking available for residents and visitors. Helsby offers a range of local services with a Tesco supermarket nearby. The market town of Frodsham is only a few miles away with a wide variety of shops and facilities. Road, rail and motorway networks provide links to many parts of the North West and beyond.



#### **DIRECTIONS**

From the centre of Frodsham, travel along Main Street, A56, and follow onto Chester Road. Continue to Helsby and past Helsby High School. Follow Chester Road through the village. Upon reaching the traffic lights at Tesco, turn right into Meres Edge. Bear left at the first roundabout and The Windings will be seen on the right hand side.

#### **IN FURTHER DETAIL THE ACCOMMODATION COMPRISES**

##### **Communal Entrance**

Secure entrance with intercom access system. Reception desk and lift to all floors.

##### **Entrance Hall** 11'0 (3.36m) x 7'9 (2.37m)

Useful built in storage with plumbing for washing machine.



**Living Room** 14'8  
(4.48m) x 13'6  
(4.12m)  
Windows allow  
plenty of natural  
light and door  
onto the balcony.



**Balcony**



**Kitchen** 9'8 (2.95m) x 8'7 (2.62m)  
Fitted with modern units, built in hob, oven and extractor hood.



**Bedroom** 14'6"  
(4.42m) x 11'0"  
(3.36m)



**Wet Room** 9'1"  
(2.76m) x 9'  
(2.74m)



**Communal Gardens**



**Council Tax**  
Band A, Cheshire West & Chester.

**EPC Rating**  
Current B.

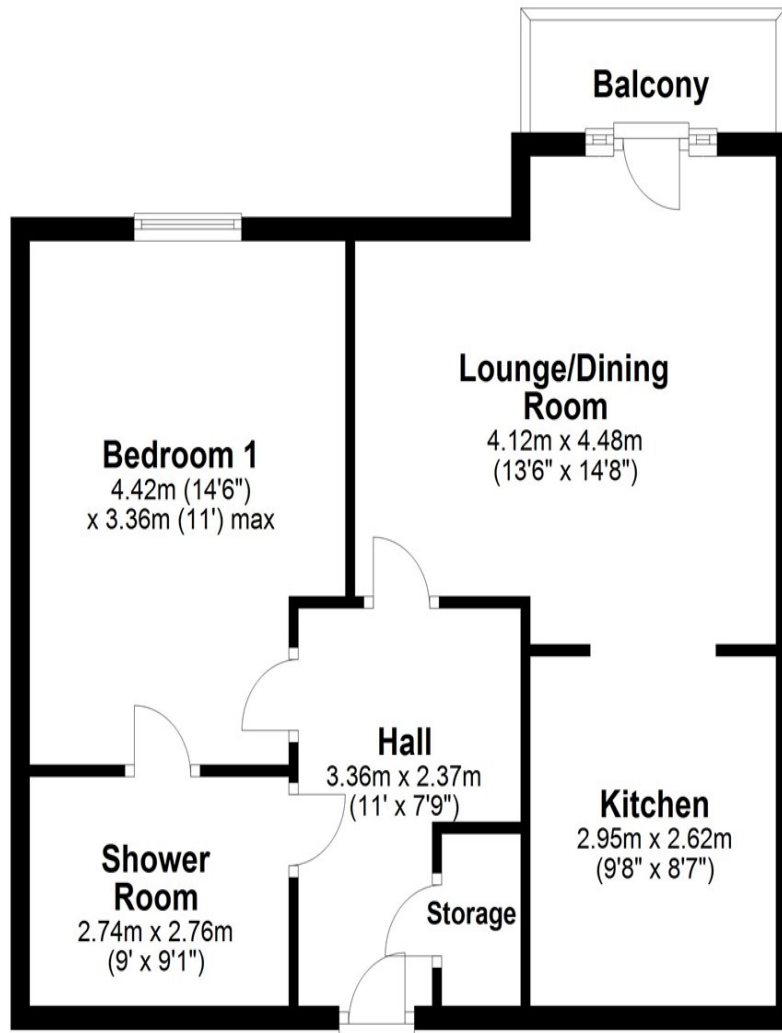
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## First Floor Apartment

Approx. 53.1 sq. metres (571.9 sq. feet)



Total area: approx. 53.1 sq. metres (571.9 sq. feet)

These particulars have been provided to give a fair overall view of the property. They should not be considered confirmation of the property's structural condition. Descriptions are given as option, not as statement of fact and measurements are approximate, as a guide only.

