



Shared Ownership  
£112,500

Viewing: By appointment through agent



50 The Windings  
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
- High Quality Accommodation
- Open Aspect and Views
- 75% Shared Ownership
- Two Double Bedrooms
- EPC Rating - Current B



1



2



1

A superbly presented, two bedroom second floor retirement apartment forming part of the exclusive, high quality retirement village offering a secure and comfortable home for those aged 55 and over. The property is offered on a 75% shared ownership basis.

The property is designed to cater for the needs of those seeking an easy to manage home. There are attractive views from the large open plan living/dining room and a doors opens with a Juliette balcony. In addition to the lounge/dining area, there is a modern fitted kitchen, two double bedrooms and a wet room with shower. 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. An eligibility criteria is in place and purchase is subject to assessment by Your Housing. 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 £369 per month (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**

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

#### **SECOND FLOOR**

**Entrance Hall** 11'2 (3.41m) x 8'9 (2.67m)



**Living Room/Kitchen** 23'  
(7m) x 11'7  
(3.53m)



**Bedroom 1** 14'1  
(4.3m) x 9'1  
(2.76m)



**Bedroom 2** 9'4 (2.84m) x 8'9 (2.67m)



**Wet Room** 9'1 (2.76m) x 6'5 (1.95m)



**Communal Gardens**



**Tenure**

Leasehold for the residue of a 125 year term starting on 1st April 2015. Ground rent is payable but is included within the service charge.

**Council Tax**

Band B. Cheshire West & Chester.

**EPC Rating**

Current B

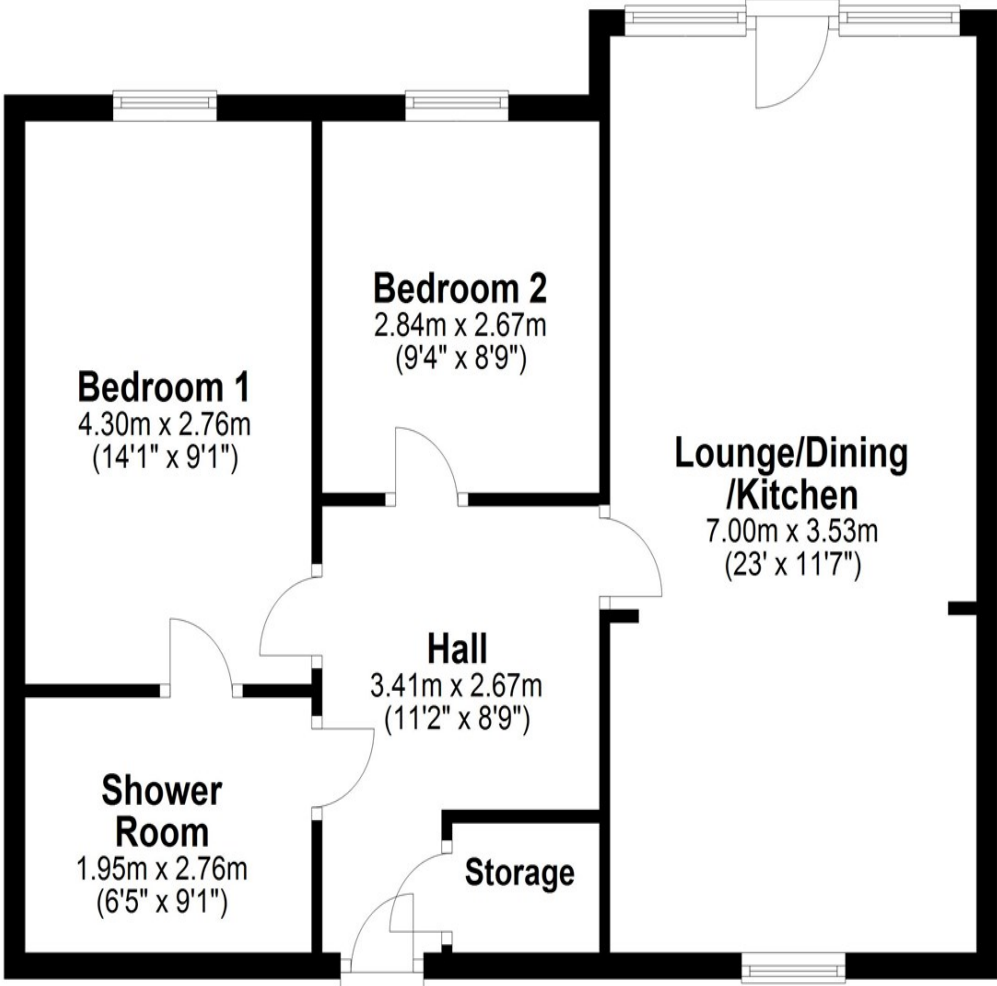
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(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>83</b>	<b>83</b>			
<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.

# Second Floor Apartment

Approx. 60.5 sq. metres (650.8 sq. feet)



Total area: approx. 60.5 sq. metres (650.8 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.

