



**GASCOIGNE
HALMAN**

THE WINDINGS, CABLE DRIVE, HELSBY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



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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 approximately £111.24 per week (24/25). 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

3.41m(11'2") x 2.67m(8'9")

LIVING ROOM/KITCHEN

7.00m(23') x 3.53m(11'7")

BEDROOM 1

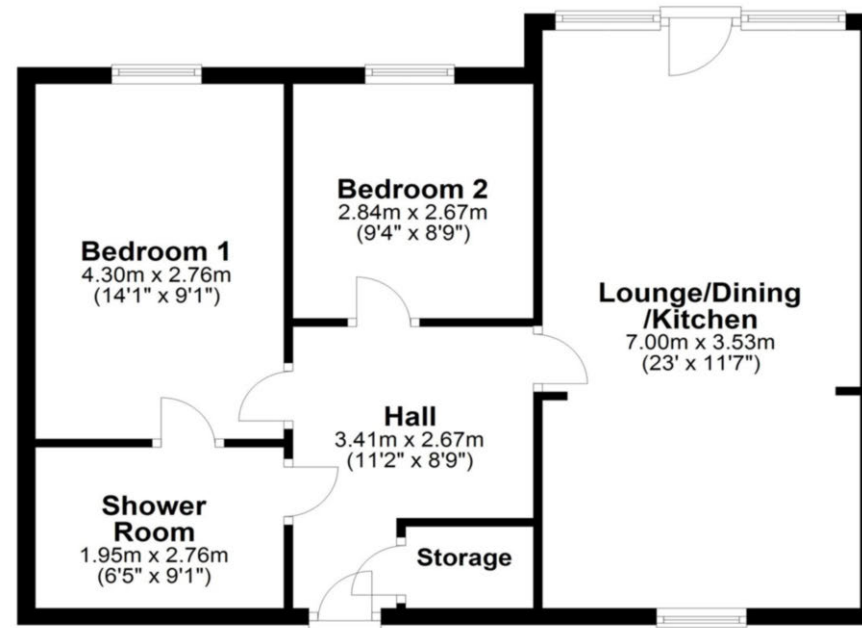
4.30m(14'1") x 2.76m(9'1")

BEDROOM 2

2.84m(9'4") x 2.67m(8'9")

Second Floor Apartment

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



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

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FRODSHAM OFFICE

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