



**GASCOIGNE
HALMAN**

75 THE WINDINGS, HELSBY, HELSBY

THE AREAS LEADING ESTATE AGENT



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Shared Ownership £65,000.00

A purpose built retirement apartment for the over 55's offered for sale on a 50% shared ownership basis. The Windings is an exclusive, stylish modern development designed to offer an independent, secure and comfortable lifestyle. .





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.

LEASE, SERVICE CHARGE AND RENT

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 (23/24). This covers maintenance of the building, grounds and communal areas, utility costs and building insurance. Buyers must meet eligibility criteria and complete an assessment with the management company, Your Housing Group. Rent of £230 per month is payable for the remaining 50% share

LOCATION

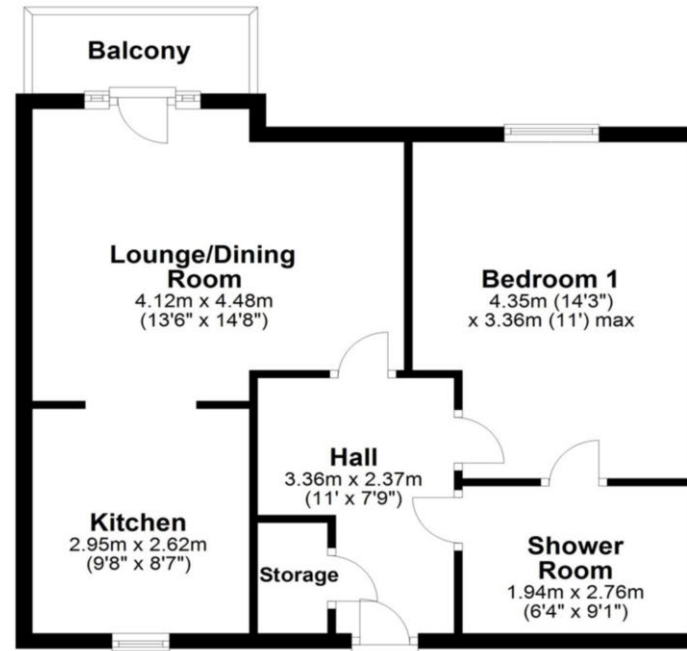
The Windings stands in manicured grounds and gardens including a paved seating area and flower beds. There is parking available for residents and visitors. Helsby offers a range of local services with a Tesco supermarket nearby. The market town of Frodsham is only a few miles away with a wide variety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

COUNCIL TAX

Band A. Cheshire West & Chester.

Top Floor Apartment

Approx. 52.9 sq. metres (569.4 sq. feet)



Total area: approx. 52.9 sq. metres (569.4 sq. feet)

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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