



**GASCOIGNE  
HALMAN**

LIONHEART COURT, OFF LOWER ROBIN HOOD LANE, HELSBY, A  
SPACIOUS SELF CONTAINED FIRST FLOOR COACH HOUSE APARTMENT

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THE AREAS LEADING ESTATE AGENT



## LIONHEART COURT, OFF LOWER ROBIN HOOD LANE, HELSBY, A SPACIOUS SELF CONTAINED FIRST FLOOR COACH HOUSE APARTMENT

**£125,000**

**A spacious, detached first floor coach house apartment offering immaculately presented accommodation offered with no onward chain.**

Built in 2016, this attractive and interesting self contained property occupies the first floor above three garages in separate ownership. The accommodation is spacious and includes a ground floor entrance hallway with useful storage and a first floor landing. The large, open plan living room/kitchen has double doors opening to the front with a Juliette balcony.



The kitchen is fitted with modern units and includes a built in oven, hob, extractor fan, fridge/freezer, dishwasher and washing machine. There is a double bedroom and a modern bathroom with good quality fittings. The property has double glazed windows and a gas fired central heating system is installed. There is an allocated parking space.

#### **LEASE AND SERVICE CHARGE**

The property is leasehold for the remainder of a 999 year term from 2014. Ground rent is payable of £195 per year. This will be confirmed by the sellers solicitors. A service charge of approximately £362 per year is payable to cover maintenance of the courtyard area. £475 per year is payable to cover building insurance.

#### **LOCATION**

The property forms part of a small collection of homes within a popular and well established area of Helsby. There are a range of local shops and facilities within walking distance and popular schools including Helsby Hillside Primary School and Helsby High School. There is a Tesco superstore nearby and excellent recreational facilities in the area. Frodsham is only a short drive away with a wider range of shops and services. Helsby Hill and open countryside are nearby whilst the road, rail and motorway networks allow access to the regions commercial centres. Regular direct rail services run from Helsby to Chester, Warrington, Liverpool and Manchester.

#### **DIRECTIONS**

From the centre of Frodsham, travel along Main Street (A56) towards Helsby. Continue past Helsby High school on the right hand side and towards the centre of Helsby. Turn right onto Lower Robin Hood Lane. Lionheart Court is on the right hand side.

#### **COUNCIL TAX**

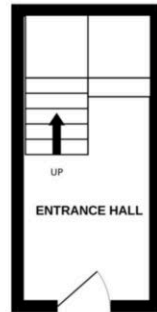
Band B. Cheshire West & Chester.

#### **EPC RATING**

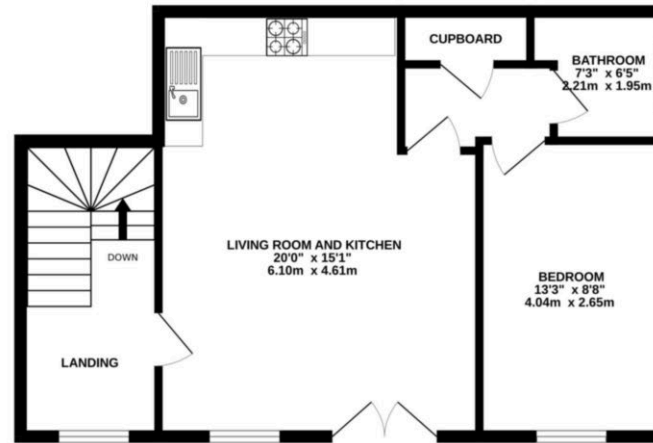
Current B



GROUND FLOOR  
91 sq.ft. (8.4 sq.m.) approx.



1ST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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